

PLAINFIELD TOWN COUNCIL

June 12, 2023

7:00 p.m.

Mr. Brandgard: The Plainfield Town Council meeting for Monday, June 12, 2023, is now in session.

PLEDGE OF ALLEGIANCE

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

CITIZENS ACADEMY RECOGNITION

Tonight, is a, for myself anyway, what I classify as a big night. We have the Citizens Academy here to be recognized and to get a certificate of completion. So, as your name is called, if you come forward, we'll recognize you and give you your certificate.

(Stephanie Singh calls citizens up front)

(Citizens receive their certificate and congratulations)

(Applause)

(Pictures are taken)

Mr. Brandgard: Stephanie, I want to thank you for putting this together and shepherding everybody through it. So, thank you.

CONSENT AGENDA

Mr. Brandgard: We do have a few items on the consent agenda this evening.

1. Approval of the Minutes of the Town Council meeting of May 22, 2023.
2. Approval of the Accounts Payable Docket of Expenditures and the Affidavit(s) of Payroll, per the Clerk-Treasurer's Report.
3. Approval of the Human Resources Report dated June 9, 2023.
4. Approval of the update to the Personnel Policy Guide, in accordance with § 37.01 of the Plainfield Town Code of Ordinances, per the Administrative Services Report.
5. Approval of the proposal from Rozzi & Associates, in an amount not to exceed \$85,000, for the 2024 Executive Development Program, per the Administrative Services Report. (Funded from 2024 General Fund)

6. Approval of the Second Amendment to the Professional Services Agreement with Astbury Water Technologies to provide a Water Technician Level 3 Operator, on a temporary basis, in an amount not to exceed \$36,000, per the Community Services Report. (Funded from Water Operating Fund)
7. Approval of the proposal from John Hall Construction, in an amount not to exceed \$46,460, for repair of the Clarks Creek Bank Erosion, per the Community Services Report. (Funded from Storm Water Operating Fund)
8. Approval of Work Order No. 23-1 with David Rausch Studio, in the amount of \$8,600, for professional services for the Carlucci Center Fitness Flooring Project, per the Community Services Report. (Funded by Food & Beverage Fund)
9. Approval to purchase replacement SCBA straps from Municipal Emergency Services, in the amount of \$21,296, per the Public Safety Report. (Funded from the Fire Territory Equipment Replacement Fund)
10. Approval to gift retiree Officer Chris Duffer his service pistol in accordance with the service weapon request and release waiver policy, per the Public Safety Report.
11. Approval to accept the uniform conflict of interest disclosure form completed by Michael Standiford, per the Public Safety Report.
12. Approval of a right of entry between the Town and Stanley Terrace Limited Partnership allowing temporary access to Town land, per the Development Services Report.
13. Approval of Work Order 23-13 with Butler, Fairman and Seufert, in an amount not to exceed \$6,800, for land acquisition services associated with National Shoot to Retrieve property at 203 North Mill, per the Development Services Report. (Funded from General Fund)
14. Approval to accept dedication of sanitary sewer force main from Thomas and Sarah Kingseed and to reimburse a portion of the costs, per a sewer service agreement dated March 9, 2023, per the Development Services report. (Funded from Wastewater Availability)
15. Approval of the recommendation from the Plainfield Redevelopment Commission regarding an Alcohol Sales Permit for the El Toro Restaurant located at 2499 Perry Crossing Way, Suite A110, per the Development Services Report.

If there are no changes or additions to the consent agenda, I'd entertain a motion to approve.

Mr. McPhail: So moved.

Mr. Angle: Second

Mr. Brandgard: 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 (Abstain from minutes)

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

The Plainfield Town Council consent agenda for 06/12/2023 has been adopted and approved.

Mr. Brandgard: Thank you.

BID AWARD

Mr. Brandgard: We have two bid awards for this evening. First is the Northwest Perimeter Parkway. Scott?

Mr. Singleton: Yes, thank you. I'll just read you a few things here, make sure we get some of the details on the record. At the May 22nd Town Council meeting we received and opened three bids from contractors for the Northwest Perimeter project. At that time, Council President Brandgard appointed a committee made up of Councilman Bill Kirchoff, myself, and both Mark Butler and Mike McCrary of Banning Engineering to review the bids and bring a recommendation to the council. Members of the bid review committee met on Wednesday, May 24th. As part of the review, no submittal concerns were identified with the apparent low bid by Crider & Crider. It is worth noting that at the time Crider's bid was opened, during the previous council meeting, Mel did have a question about their included financial statement, but it was reviewed and determined to be an acceptable bid. So, accordingly, Crider & Crider was determined to represent the lowest responsive and responsible bid for the project. The role of the bid review committee did not stop simply at that determination in this case. Given the bid amount and the town's budget, the bid review committee performed a more thorough analysis of the bids to determine whether it would be feasible to reduce the overall project scope to what is still a meaningful scope of work towards completing the full project, while keeping the contracted work within the town's available budget. Based upon a series of quantity adjustments to the original bid items, we feel Crider & Crider's submitted bid can be honored by reducing the overall project scope to focus on items that include major earthwork operations, deep stormwater culverts and pipes, on-street mitigation, and appropriate landscaping and erosion control measures. A detailed breakdown of the line-item scope adjustments were included as part of the council's material. The majority of the work is expected to be self-performed by Crider's own forces and was already included in the original contract documents as an initial construction stage. Crider & Crider has been consulted on this review scope and is in agreement with the line-item adjustments as had been presented. They have completed a comparison of this review scope against other bids and confirmed the Crider & Crider remains the low bidder, actually by a significant amount. This will also leave us room for the town to pursue a follow-on contract immediately after Crider & Crider finished their preliminary report. So, on behalf of the bid review committee I would recommend the council accept Crider & Crider's submitted bid and award a construction contract for a reduced scope that totals to \$2,748,115.43.

Mr. Brandgard: Thank you. Do we have a motion?

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

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to accept the review committee's recommendation to award the bid for the Northwest Perimeter Parkway to Crider & Crider in the amount of \$2,748,115.43, knowing this is a reduced work scope from the bid that was accepted. If there's no further discussion, all those in favor signify by aye.

(All ayes)

Mr. Brandgard: Opposed? Motion carried, thank you. Next, we reward a bid for the Pool Dehumidification Unit Replacement Installation.

Mr. Bangel: Good evening. On May 22nd the Town Council opened one bid for the Dehumidification Installation Unit for the indoor pool at the recreation and aquatic center. That bid was received by Sullivan & Poore in the amount of \$249,000. The engineer's estimate was \$550,000. A bid review committee of myself, Lance Angle, and John Lightner with BF&S has reviewed that proposal and it is seen as the most responsive and responsible bid so we're making the recommendation to accept the bid.

Mr. Brandgard: Can you give me the name of the company again?

Mr. Bangel: Sullivan & Poore.

Mr. Brandgard: Thank you.

Mr. McPhail: And that bid was for \$249,000?

Mr. Bangel: Correct.

Mr. McPhail: I would move that we accept the recommendation of the committee and award the bid to Sullivan & Poore for \$249,000.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to accept the bid committee's recommendation to award the Pool Dehumidification Replacement Installation to Sullivan and Poore for \$249,000. If there's no further discussion, 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 other business from the floor this evening?

(Brief pause)

Mr. Brandgard: Do we have business from the floor?

(Brief pause)

Mr. Brandgard: With nobody coming forward we'll go to the Town Manager and Staff reports.

TOWN MANAGER AND STAFF REPORTS

Mr. Klinger: I didn't have anyone approach me about needing to report so I will just mention that we have an event coming up on Friday. The Main Street Group – I hope I'm not stealing your thunder Dan – but the Main Street Group has organized a concert on the lawn in front of the Friend's Church downtown. So, it's Music on Main – Jennie DeVoe is coming to perform. And so, very excited about this event. The gates open at 6:00 p.m.; the concert is from 7:00 p.m. to 9:00 p.m., right there on the lawn on Main Street. We really encourage everyone to show up and be a part of that. There will be, I understand, food trucks there as well. And there is plenty of parking; Central Elementary has opened up their parking to be available to people and there's going to be parking behind the Friend's Meeting Hall, and then of course we have the parking structure and

public parking behind the bank is a block away. So, we encourage everybody to go and enjoy this event. Hopefully the weather holds out, we'll be praying on that one.

Mr. Bridget: In addition, it's free.

Mr. Klinger: It is free! Yes, I meant to mention, it is free in large part because of sponsors like Banning Engineering, who have sponsored this event. We really appreciate all of the sponsors.

Mr. Brandgard: And bring your own chair.

Mr. Klinger: Yeah, bring a blanket or chair or whatever, but yeah, yep. And that's really all I have to report today.

Mr. Brandgard: Great, thank you.

OLD BUSINESS

Mr. Brandgard: Kent, any old business?

(Kent indicates, "no")

Mr. Angle: None

Mr. Bridget: No

NEW BUSINESS

Mr. Brandgard: New business?

Mr. Angle: No sir.

Mr. Bridget: No

RESOLUTIONS

Mr. Brandgard: With that, we'll move to resolutions. We have two resolutions. The first is Resolution No. 2023-26 – A Resolution Setting the Date for a Public Hearing Regarding Annexation of Certain Property to the Town (6371 S County Rd 600 E, 6391 S County Rd 600 E, and 6025 Bree Ln).

Mr. McPhail: Move to approve.

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2023-26. If there's no further discussion, roll call vote.

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

Mr. Brandgard: If not... Yes, ma'am? You need to come forward, please. Give us your name and address.

Ms. Gatlin: I'm sorry. Debbie Gatlin, 1310 Keller Drive.

Mr. Brandgard: Thank you.

Ms. Gatlin: Okay

Mr. Brandgard: Okay

Ms. Gatlin: Okay, so I just have this paper and the last time, the only time I was here was the end of May and ya'll were closer to the end of the meeting, so I didn't know – and I just go the paper to show so... I took pictures of my driveway, curb, and sidewalk – and I did talk with Jason a little bit ago and he has agreed to come over to my house Wednesday before 9:00 a.m., and I just didn't know how you all do this. I've been on the list for about 10 years, maybe 12 years, and I wanted to know when my name will come up for having the curb done. If we had known when we put our driveway in, that we could have done that ourselves and paid for it, we would have done it. But we didn't know; we thought it was the town that had to do it. So, it's all cracked, and I have pictures to show. I didn't know if I show you the pictures. And also, there's one square of sidewalk. And the other thing was the issue that I had the last time. I really need help with something. I really, really need help and I can't do it and Jason told me what my problem was, I talked to too many people, and I don't know who to talk to about my property. And I know (inaudible) I got (inaudible) the Hendricks County Government building twice, I've talked to them on the phone. I've talked to everyone I can think of (inaudible). I just need help (inaudible) and I don't know who to ask questions to. (inaudible) Jason said I'm listening to too many people, because I don't know who to talk to.

Mr. Brandgard: What is your problem with the easement?

Ms. Gatlin: Okay, my problem with the easement is, after 15 years we bought the house from a contractor; he moved back to Michigan and when he moved, we bought the house. And then the neighbor (inaudible) oh, it's his property. He's called me names, he's defamed my character, he's put up a wood fence over the ditch and a 5-foot pond. I had to have Tony Perona – I don't know how to say his last name – I called him a few years ago because I called the Department of Public Works and I couldn't get any help, so Tony was able to have Cory and Shannon to come out and drive a bobcat and put the net down. Those are all things that have happened to me in the past, but the main, the two things – I'm just real frustrated with everything and I just need help with everything, and I feel like my neighbor – they wanted me to sign a piece of paper that they would get my house when I pass. Well, I hope I live another 25 years. And he's painted things on my easement – I'm just upset after talking with Jason. I don't know, I just need some help and someone to tell me – like Jason said, I've talked to too many people. So, is there anyone who can help me?

Mr. Brandgard: Jason?

Mr. Castetter: Hello. A big part of Debbie's issue with her property line is there's a ditch just on the east side of her property, right there at Keller Drive. So, she believes that her property goes across the ditch, onto the adjacent property to the east. I've directed her to get with the...

Ms. Gatlin: To the west – excuse me – to the west, I'm talking about the west side of the back of my property, the easement. Not the ditch, but the west side. And that's why I can't say anything to the neighbor because suddenly that's his property. And I just want to know am I paying for this, have I paid for it? You know, we always thought utilities went pole to pole – it's our property and now all of a sudden - he has done a lot of things to make my life miserable.

Mr. Castetter: Well, whether it's the east line or the west line, more importantly actually, is that I've directed her to get with the county, get a plot plan that she couldn't find, but she does now have her plot plan. But now I've led her in the direction, it's kind of a neighbor dispute. So, she

needs to probably talk to – she can have an engineer come out and stake her property line. So, now that she has the legal boundaries of her property, if it continues, to talk to an attorney about pursuing that, maybe a civil case or something. Especially if they're crossing lines back and forth. Now there is a utility drainage easement that's back there, that allows certain things to take place, or not take place, within that easement. It sounds like her neighbor has done some things back there that are maybe in the easement, maybe not, but I think that's where Tony helped pursue some things...

Ms. Gatlin: Twice

Mr. Castetter: ...to try and get it out of the easement. But at DPW we're limited to what we know and can just point her in the right direction.

Ms. Gatlin: And that's what I need. I need someone to help so I can...

Mr. Bridget: I'm glad to hear that those were the directions that you gave her because I think I gave Debbie similar directions over the phone. Number one, a stake survey is probably the best thing. And as far as dealing with your neighbor, probably she needs legal representation.

Ms. Gatlin: Why would I have to have – my question is, why do I have – do I have a survey? Because Bob told me our property was such and such, and Shannon told me to get the plot plan this winter, so I found the plot plan. So, how do I know if there's a survey – because Bob passed in 8 weeks and didn't get a chance to tell me anything. And everything's been real hard for me, being by myself, and I need someone to help me. To help me understand so I don't have to, like Jason said, going to all of these different people and getting frustrated about it. Because I really am a nice person.

Mr. Castetter: I have some thoughts, and maybe I can reach out to a couple council members and then get your thoughts on how we might be able to help Debbie (inaudible).

Mr. Brandgard: Yeah, I think the biggest problem, this is what's called a civil matter and that's between you and your neighbor. The town is not involved in it.

Ms. Gatlin: I learned that.

Mr. Brandgard: So, you really need to get, I think, legal representation to help you work through this. But I have one question. If they built a fence in the easement, are you allowed to build a fence in the easement?

Ms. Gatlin: Well, Jason told me twice, he said that you had words with the neighbor and then it made a pond in my yard – like I said, the guys wouldn't cut the grass because I had the big pond in my yard. We didn't buy the house 50 years ago with a pond in the yard. So, Tony, who I thought was the Town Manager, said I couldn't get the Department of Public Works to do it, he was able to have Cory and Shannon come out and put the bobcat and the net and everything down.

Mr. Castetter: So, this was 20-25 years ago.

Mr. Brandgard: Oh, okay.

Mr. Castetter: When the fence went up across, and at that time the homeowner did put in (inaudible) if you will, so when water came up, it opened to allow the water to flow through. Since the owner did have dogs, so when the water went down the gates closed, and the dogs were able to stay inside. But it was clogged, it kept getting clogged – but now we're getting off topic – I'm meeting her at 9:00 to discuss the sidewalk and curb issues that she has. We've known about some of the issues, but they haven't reached up to the priority. I mean, her curb may be cracked or chipped, but we have curbs that are missing or (inaudible). Her sidewalk may be dimpled up or spalling or something, but it's not where we have 3" offsets or something where we have a real severe trip hazard.

Ms. Gatlin: But I saw a handicapped girl laying in it, so I had to find out, am I responsible, are you all responsible, and I found out you all are responsible. And Tony also helped me with the utility pole in the neighbor's yard – per the neighbor, he thinks that's his yard but that's supposed to be our line. So, Tony helped me to where they didn't put it all the way over in my yard, which Duke wanted to. So, it's just a long story, and I just need help with knowing what to do. And I don't understand, I was told from the Department of Public Works – now, why do I need to know where my house is, to my backyard, in order for the Department of Public Works to help me? So, I called – I can't get anyone to answer me. In fact, I went to the Department of Public Works, and I went twice to Hendricks County, and everyone says they never heard of that. So, you know, things like this keep coming up and I don't know what to do. Except I'm ready to move, that's what I know. I'm 70 and I want to get out of my house...

Mr. Castetter: I'm going to get her a Beacon map, it's fairly close, not accurate, but I shared that with her, where it showed the property line, it's not accurate but it's close.

Ms. Gatlin: But I didn't know that.

Mr. Castetter: The poles that were located on the property line were fairly representative of those boundaries it showed on Beacon. And so, that was our first step in saying, you know what, this is pretty close, from here to here – and I could measure from the house, using the Beacon site, measure from the back of the house to roughly where the property line is. And we've done that in a couple of places on the property and showed her that this is approximately where it is. But if we're to be for sure, you probably need to get an engineering company or someone to get a survey, so you know exactly where that's at. To this point, the surveying, locating of those boundaries, have not been done by an engineering company.

Ms. Gatlin: Since, October actually, since I've been defamed, and my neighbor won't let me talk and I cry about it and can't sleep about it. So again, there's so many things I don't know what to do.

Mr. Castetter: I'll meet with her on Wednesday and try to get some of this resolved and I will bring something back to the council and let you know.

Mr. Brandgard: Okay, good. Thank you.

Ms. Gatlin: Thank you.

Mr. Brandgard: Thank you for coming in.

ADJOURN

Mr. Brandgard: Again, if there's nothing else, I'd entertain a motion to adjourn.

Mr. Angle: So moved.

Mr. McPhail: Second

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

(All ayes)

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

DocuSigned by:

Robin G. Brandgard

7/5/2023

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Robin G. Brandgard, President

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Mark Todisco

7/5/2023

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Mark J. Todisco, Clerk-Treasurer

Town Council Minutes 6-12-2023