

PLAINFIELD TOWN COUNCIL

July 25, 2022

7:00 p.m.

Mr. Brandgard: (microphone not on) The Plainfield Town Council meeting for Monday, July 25, 2022, is now in session.

PLEDGE OF ALLEGIANCE

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 few items on the consent agenda this evening.

1. Approval of the Minutes of the Town Council meeting of July 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 July 22, 2022.
4. Approval to add the position of Government Center Facility Maintenance Supervisor and begin recruitment, per the Human Resources Report (Funded by General Fund).
5. Approval of the 2023 Health Savings Account Employer contribution amounts of \$1,500 for single coverage and \$2,500 for family coverage, per the Human Resources Report. (Funded by Department Operating Budgets)
6. Approval of 2023 Preventative Maintenance Contract with Johnson Melloh for Fire Station 121 HVAC in the amount of \$12,848, per the Municipal Facilities and Project Manager's Report. (Funded from Fire Territory)
7. Approval of 2023 Preventative Maintenance Contract with Johnson Melloh for PPD HQ IT Server Room HVAC in the amount of \$1,082, per the Municipal Facilities and Project Manager's Report. (Funded from IT)
8. Approval of 2023 Preventative Maintenance Contract with Johnson Melloh for HCCC HQ HVAC in the amount of \$3,428, per the Municipal Facilities and Project Manager's Report. (Funded from HCCC)
9. Approval to release retainage, approximately \$23,995, to Bowen Engineering, Inc. for work associated with the Mill Street Sewer Separation, per the Development Services Report.
10. Approval of WO 2022-2.1 with Whitaker Engineering in the amount of \$72,500 for survey, design, permitting, and construction inspection associated with the emergency sewer repair along the West Fork of White Lick Creek, per the Development services report. (Funded from Wastewater)

- 11. Approval of Change Order No. 2 to a guaranteed savings contract with Ameresco in the amount of \$1,230,000 for addition of new water booster pumps and emergency generator at the Liberty water plant, per the Development Services Report. (Funded from Water Availability)
- 12. Approval of Supplemental Agreement No.02 with Butler, Fairman and Seufert, for an amount not to exceed \$62,640, for right of way engineering, right of way acquisition services and construction inspection related to extending water and sewer lines to the Sodalis Nature Park, per the Development Services Report. (Funded from I-70 TIF)
- 13. Approval of a Contract for Professional Services with Butler, Fairman, & Seufert for an amount not to exceed \$163,500 to conduct roadway design to the 30% level at the intersection of Camby Road and CR 1050 East, per the Development Services Report. (Funded From I-70 TIF)
- 14. Approval of an easement to Duke Energy allowing their facilities to cross Moon Road at a point approximately 250' south of Main Street, subject to legal review, per the Development Services Report.
- 15. Approval of Trash and Recycling Tote Pilot Program with Ray's Trash Service, per the Department of Public Works Report.

Are there any additions or corrections to the consent agenda?

(Brief pause)

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

Mr. McPhail: So moved

Mr. Angle: I'll second

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

Mr. Todisco:

Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

The Plainfield Town Council consent agenda for 07/25/2022 is adopted and approved.

Mr. Brandgard: Thank you

PUBLIC HEARING

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

Mr. Lee: Yes, we do.

Mr. Brandgard: Okay, thank you. First is Tax Abatement for AllPoints Midwest, Building 9. Again, this is a public hearing. If anybody in the audience wishes to address us, now is the time.

(Brief pause)

Mr. Brandgard: Again, this is a public hearing for Tax Abatement for AllPoints Midwest, Building 9.

(Brief pause)

Mr. Brandgard: With nobody coming forward, we'll close that public hearing. Next, we have a public hearing for Tax Abatement for AllPoints Midwest, Building 16. Again, this is an opportunity for anybody in the audience to address us.

(Brief pause)

Mr. Brandgard: Again, this is a public hearing for Tax Abatement for AllPoints Midwest, Building 16.

(Brief pause)

Mr. Brandgard: With nobody coming forward, we'll close the public hearing. We also have a public hearing for an Annexation – Redbird Phase 2.

(Brief pause)

Mr. Brandgard: This is the opportunity for anybody to come forward with any comments related to the Annexation of Redbird Phase 2.

(Brief pause)

Mr. Brandgard: With nobody coming forward, we'll close the public hearing. We also have a public hearing for Annexation of Southeast Corner of Bradford & Smith Road.

(Brief pause)

Mr. Brandgard: This is a public hearing. Again, an opportunity for anybody to come forward and make comment. A public hearing for the Annexation of Southeast Corner of Bradford & Smith Road.

Mr. Brandgard: Again, with nobody coming forward, we'll close the public hearing.

BUSINESS FROM THE FLOOR

Mr. Brandgard: Business from the floor, we have somebody here from CrestPoint Realty to talk about their Community Appreciation Day.

Mr. McKee: I asked them to come and speak today but apparently, they didn't make it. CrestPoint Realty is going to have a Community Appreciation Day this Saturday from noon to 6:30 p.m. on South Vine Street. They are requesting to do a roadway closure right there in front of the bank on South Vine Street. So, they called me; we communicated. It looks like a viable plan that will leave everything open to the businesses that are in the area and cause the least amount of disruption during that time. So, they were looking for your permission to do that. I'm assuming they're still planning to have that event on Saturday, so if you're good with that I can transfer it on to them.

Mr. Brandgard: Do we have consent?

(Consent is given)

Mr. Angle: I'm good. However, is the event actually 1:00 p.m. – 6:00 p.m.?

Mr. McKee: Yes, but they're going to close it from 12:00 p.m. – 6:00 p.m. so that they can set up before it begins.

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

(Brief pause)

Mr. Brandgard: With no other business from the floor, we'll go to staff reports.

STAFF REPORTS

Mr. Brandgard: Tim?

Mr. Belcher: Dave Lahey would like to give his report.

Mr. Brandgard: Okay

Mr. Lahey: Time must be flying; it seems like I was just here. Good news to report overall. The excavation for the Arts Center began on schedule on July 5th. The first lift of that excavation was completed on July 15th and the slurry wall construction began on July 18th. They actually did start shooting the shotcrete today. They did have problems with the pump. One of the concrete trucks – I think the second or third truck was very dry buildup dry concrete and that was the end of the show for the today. We did have a little bit of wet weather in the forecast for tomorrow, but the anticipation is that the shotcrete can go as long as it's not an active thunderstorm with lightning in the area, or real heavy rain. With most normal rainfall they should be able to get it done, which actually works out in our favor because we've got to get concrete as well. If the other people can't do flatwork in the rain we get concrete so that works out pretty good in that regard. The second lift was able to be started on the west side of the excavation against Area A. The way they did the shotcrete today, they started off of Area A and went east until they were able to – work basically as much as they possibly can without interfering with the shotcrete operations. So, that'll help with the turnaround a little bit, and they'll begin the second work of shotcrete quicker, try to take advantage of the good weather that we're having, and ultimately get the concrete work done. It's odd to think that when it's 90 degrees outside but soon it will be snowing. In our world it will be snowing soon, just the way it works. Several pieces of the 24-inch pipe that's necessary for Mill streets – up along north of Park drive – have been delivered so that work will be beginning as soon as we can free up enough time for Mink Excavating. Mink has completed the waterline on Center Street, and everything has tested/passed; all the services have been switched over and restoration began south of Krewson on Center Street today. It'll be about 40-60 feet at a time, of the concrete sub pavement, and then that'll be overlaid once it obtains the necessary strength. I know it's been frustrating for the nearby residents, but it is an important piece of what happens in the downtown and we're doing the best we can to move forward as quickly as possible. The overall financials to our project, we do approach halfway financially on the project. It doesn't look like it when you look and see the hole, but it is a nice hole, an impressive hole, and the building will soon be coming out of the ground. As far as the Art Center Executive Director, he continues to coordinate his efforts with Andrew, Kent, and Dan, and he has provided the 2023 budget for the Arts Center and that's been reviewed by Andrew, Kent, and Dan, and Steve. What's critical in terms of what's happening with the Executive Director is proceeding with development and implementation of the brand of the word "Hendricks LIVE", is a critical next step. So, efforts are underway to make that a reality.

Mr. Klinger: I will add that Chris, in coordination with Taft Law is very close to finalizing his articles of incorporation which would formally create then the entity and the board that will kind of govern those operations going forward. So, those processes are getting close to completion.

Mr. Lahey: Yeah, and we would note that the Hendricks County Community Foundation has been a critical partner. As those articles are completed though, we would be weaned off their assistance.

Mr. Brandgard: Very good.

Mr. Bridget: I would like to personally thank the Hendricks County Community Foundation for really, their essential help in getting this started; they've been a great partner.

Mr. Klinger: Yeah, we probably, at the right time, need to find a way to recognize William and the folks over there for what they've done to help get this going.

Mr. Lahey: Well, that's my report, unless there's any questions, concerns, or comments?

Mr. Brandgard: Thank you

Mr. Lahey: Thank you

Mr. Brandgard: I'm anxious to see stuff start going up.

Mr. Lahey: Yes

Mr. Brandgard: Tim, anything else? Doug, anything from the Communications Center? Brent, anything from the Fire Territory? Brent, anything from Parks and Rec.? Bill, anything from IT? Jason, Public Works?

Mr. Castetter: Nothing additional

Mr. Brandgard: Nothing additional. Kyle, anything from the Police Department? Stephanie, anything?

Ms. Singh: Nothing additional

Mr. Brandgard: Nothing additional. Kevin? Scott? Al? Jared? Steve? Nate? Oh wow. Chou-il Lee, anything?

Mr. Lee: I got nothing.

Mr. Brandgard: Mark?

Mr. Todisco: (microphone not on) Dan, I know you asked about Solicitors and how many are authorized. I wanted to mention that we only have one authorized as of today and it's a security system company. So, anybody else on the streets are illegal and you should ask them to leave or call the police to complain. – I'm sorry, I didn't get that recorded. They have to have a badge, plastic IDs with their picture on it saying they're authorized from the Town of Plainfield, and people should ask for that. If they don't have that and they can't produce that – I've had people come to my door at times and they'll show me Fishers. I told them, they realize this is Plainfield, not Fishers and I told them you need to leave now before I make a phone call. So, I just wanted to mention – there was a question about that.

Mr. Brandgard: Thank you. Have I missed anybody in the staff?

(Brief pause)

Mr. Brandgard: Brad, anything from the Chamber? Thank you. With that, we'll go to the Town Manager's report.

TOWN MANAGER'S REPORT

Mr. Klinger: I just have two quick reminders. The Council will have a joint executive session tomorrow night with the Plainfield Community School Corporation. And then on August 4th is our Employee Appreciation night at Splash Island and we would appreciate if you all would be able to stop by there and say hey to the employees on that evening. That's it, just a couple of reminders. Thank you.

Mr. Brandgard: Thank you

OLD BUSINESS

Mr. Brandgard: Kent, any old business?

Mr. McPhail: No, sir.

Mr. Angle: I will not be present tomorrow night at the joint session. So, if something comes up and you need me, shoot me an email or something but I've got some personal stuff tomorrow night.

Mr. Brandgard: Okay, thank you.

NEW BUSINESS

Mr. Brandgard: New business?

Mr. Bridget: Mr. President, I'd like to follow up on the community day that's coming up this Saturday. CrestPoint has sort of coordinated really a community day to the benefit of Main Street Plainfield. The Chamber of Commerce has been very gracious in their support of the event. Kiwanis is going to be helping us and the rotary. There's going to be LIVE music, several food trucks, lots of games for kids. There's going to be a dunk tank featuring some rather notable people – Lance, thank you very much – the Chief of the Fire Department, I think Jared's going to show up, yours truly. And even the lady that organized the dunk tank is going to be in the dunk tank – thank you Stephanie.

Mr. Kirchoff: So, what's that cost us?

Mr. Bridget: It's two balls for \$5, and my wife wanted to know if she could spend \$50.

Mr. Brandgard: Okay, thank you.

Mr. Angle: And that's this Saturday.

Mr. Bridget: This Saturday from 1:00 p.m. – 6:00 p.m. The closure is going to start at noon. It's only half a block; it'll be free to get in and out of Greek's Pizza. So, it's really going to be from Greek's Pizza to the back of the current parking lot at the bank.

Mr. Klinger: So, Vine Street.

Mr. Bridget: Vine Street South, yeah. That's it.

Mr. Brandgard: Good, thank you.

Mr. Kirchoff: There's a couple of items I guess I'll report under new business. I got a phone call and then a text from a very frustrated resident of Creekside Estates, I think it was late last week. The fiber guys were in his front yard on the wrong side of the sidewalk – it cut his waterline. Jason

and I went down and took care of it, which I appreciate. But his frustration was, what are they doing in my yard on the wrong side of the sidewalk? I honestly didn't have an answer.

Mr. Brandgard: Well, somebody else is going to have to help me here, but it depends how far back the right-of-way goes into the yard.

Mr. Kirchoff: Okay

Mr. Brandgard: I mean, that...

Mr. Castetter: (Not at microphone) It's not always the back of the sidewalk.

Mr. Brandgard: Yeah

Mr. Castetter: (Not at microphone) Nothing additional.

Mr. Kirchoff: This is the second time, he also owns property at Crystal Bay, and they ran a line between his condo unit and the lake, and they cut his electrical wire down there. So, he was less than endearing to the fiber people and I said that I would pass it on to staff about that.

Mr. Brandgard: He's got a lot of company.

Mr. Kirchoff: I understand that.

Mr. Klinger: Yeah, I was going to say, this is not the first time we've had issues with vendors laying fiber throughout town. But in this case, at least we are talking about town right-of-way and permits through the Department of Public Works. If we're aware of these issues, it's something that DPW can address with those vendors and make sure they're...

Mr. Kirchoff: I told them that we had good success with Verizon previously.

Mr. Brandgard: Yeah

Mr. Kirchoff: And they had been through the neighborhood, and he said Verizon did a good job through the neighborhood and this organization did not.

Mr. Klinger: I think that's been our experience as well. Verizon is more willing to work with us and make sure that rules are followed. Some other companies use independent contractors that just kind of do what they want.

Mr. Kirchoff: I'm just curious, are they regulated through the IURC?

Mr. Klinger: I don't believe so. I don't think any of the town communication companies are.

Mr. Lee: (microphone not on) Generally speaking, unless there are charges that are being placed against the end user, they aren't governed by the IURC. So, when you're talking about the installation of the fiber itself, it usually does not fall under the IURC jurisdiction unless that has built into their rate case.

Mr. Kirchoff: I didn't know whether to refer him to the IURC. I did not, so thank you for that. Second item was Patrick Keller and Mr. Huff hosted a dusty boots tour last week at the Prewitt and I was the only person who showed up, so I got a personal tour, which was really great. It's kind of amazing having toured that back when it was in a different state of condition; it's pretty impressive to go through. One of the neat things for me was he had his General Manager there and his Chef; I got to meet them. The thing that I liked, the General Manager was born and raised in Plainfield, and I've known him since he was a kid; it took me a little while to go, oh, that's who you are. It's a really nice young man, both of them were very personable and they're very excited to get started. So, I appreciated that opportunity.

Mr. Brandgard: I didn't realize he was doing that.

Mr. Klinger: Yeah, I think the offer was actually made to the Redevelopment Commission.

Mr. Kirchoff: Yeah

Mr. Klinger: And unfortunately, there were a lot of last minute cancellations. So, it’s unfortunate that you were the only one that could make it, but we’re very excited about what they're doing there.

Mr. Kirchoff: And they're still saying September is the...

Mr. McPhail: I had the opportunity to stop by the day before because I couldn’t make that. Doug Huff was working very hard; he was cutting boards and doing things himself. I got a little personal attention there also.

Mr. Kirchoff: The other neat part to me was, as we were going through it – for those of you that may remember, when the Community Foundation started, Dee Dee had a small office up there. And so, it was kind of neat to link that. And they didn’t know that that’s where the Community Foundation got their start. So, there's a lot of history there. That’s all.

Mr. Brandgard: Good, thank you.

RESOLUTIONS

Mr. Brandgard: As was mentioned earlier, we do have several resolutions on the agenda for this evening. The first is Resolution No. 2022-39 – A Confirmatory Resolution Setting Forth Final Action in Determining that the Qualifications for an Economic Revitalization Area Have Been Met, Approving Real Property Tax Abatement and Confirming Resolution No. 2022-38. (AllPoints Midwest, Building 9).

Mr. Angle: I’ll move to approve.

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2022-39. If there's no further discussion, roll call vote please.

Mr. Todisco:

Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Plainfield Town Council Resolution No. 2022-39 is approved and adopted.

Mr. Brandgard: Thank you. We also have Resolution No. 2022-41 – A Confirmatory Resolution Setting Forth Final Action in Determining that the Qualifications for an Economic Revitalization Area Have Been Met, Approving Real Property Tax Abatement and Confirming Resolution No. 2022-40. (AllPoints Midwest, Building 16).

Mr. Kirchoff: So moved

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to use Bowen to replace the aerator in the Swinford Treatment Plant at the cost of \$188,860. If there's no further discussion, all those in favor signify by aye.

(All ayes)

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

Mr. Castetter: Thank you

Mr. Brandgard: We have Resolution No. 2022-44 – A Resolution Adopting a Written Fiscal Plan and Establishing a Policy for the Provision of Town Services to an Annexed Area. (Southeast Corner Smith Rd and Bradford Rd).

Mr. McPhail: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2022-44. If there's no further discussion, roll call vote please.

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

Plainfield Town Council Resolution No. 2022-44 is approved and adopted.

Mr. Brandgard: We also have Resolution No. 2022-45 – A Resolution Adopting a Written Fiscal Plan and Establishing a Policy for the Provision of Town Services to an Annexed Area. (6644 S County Rd 675 E).

Mr. Angle: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2022-45. If there's no further discussion, roll call vote please.

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

Plainfield Town Council Resolution No. 2022-45 is approved and adopted.

Mr. Brandgard: Thank you. We also have Resolution No. 2022-46 – A Resolution to Dispose of Surplus Property – Hendricks County Communications Center.

Mr. McPhail: Move to approve.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2022-46. If there's no further discussion, roll call vote please.

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

Plainfield Town Council Resolution No. 2022-46 is approved and adopted.

Mr. Brandgard: Thank you. We also have Resolution No. 2022-47 – A Resolution to Authorize a Transfer of Appropriations – I-70 TIF, Parks.

Mr. McPhail: Move to approve.

Mr. Angle: I'll second.

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2022-47. If there's no further discussion, roll call vote please.

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

Plainfield Town Council Resolution No. 2022-47 is approved and adopted.

Mr. Brandgard: Thank you. We also have Resolution No. 2022-48 – A Resolution Creating an Educational Assistance Program for Employees in the Department of Public Works to Pursue a CDL Class A Operator's License.

Mr. McPhail: Move to approve.

Mr. Angle: I'll second.

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2022-48. If there's no further discussion, roll call vote please.

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

Mr. McPhail – yes

Mr. Brandgard – yes

Plainfield Town Council Resolution No. 2022-48 is approved and adopted.

Mr. Brandgard: Thank you. We also have Resolution No. 2022-49 - A Resolution Creating an Educational Assistance Program to Crosstrain Firefighters Hired onto the Plainfield Fire Territory as Paramedics.

Mr. Bridget: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2022-49. If there's no further discussion, roll call vote please.

Mr. Todisco:

Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Plainfield Town Council Resolution No. 2022-49 is approved and adopted.

Mr. Brandgard: Thank you

ORDINANCES

Mr. Brandgard: We also have one ordinance for a Single Reading, Ordinance No. 31-2022 – An Ordinance Amending and Replacing Ordinance No. 05- 2022, Fixing the Compensation of Elected Officials, Officers, Board and Commission Members and Employees of the Town of Plainfield, Indiana.

Mr. McPhail: Move to approve.

Mr. Angle: I'll second.

Mr. Brandgard: Motion and a second to approve the Single Reading of Ordinance No. 31-2022. If there's no further discussion, roll call vote please.

Mr. Daniel:

Mr. Bridget – abstain

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Single Reading Plainfield Town Council Ordinance No. 31-2022 has approved and adopted.

Mr. Brandgard: Thank you. We also have Ordinance No. 20-2022 that's tabled, and it will remain tabled.

COUNCIL COMMENTS

Mr. Brandgard: Is there anything else to come before the council this evening?

(Brief pause)

ADJOURN

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

Mr. McPhail: So moved

Mr. Kirchoff: Second

Mr. Brandgard: All those in favor?

(All ayes)

Mr. Brandgard: Opposed? Adjourned, thank you.

DocuSigned by:
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Robin G. Brandgard, President

DocuSigned by:
Mark J. Todisco 8/9/2022
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Mark J. Todisco, Clerk-Treasurer