

PLAINFIELD TOWN COUNCIL

August 9, 2021

7:00 p.m.

Mr. Brandgard: The Plainfield Town Council meeting for August 9, 2021, 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 all members are in attendance, and we have a quorum for conducting business.

PROCLAMATION

Mr. Brandgard: This evening we have a proclamation to present. As I move forward, if Pam Porter would come forward. Pam, I'd like to present you with a Proclamation recognizing your years of service and dedication to the town.

WHEREAS, in years past it has been necessary for men and women of the Town of Plainfield to step up and take bold action to further the fortunes and safety of the Town and Hendricks County, as a whole; and

WHEREAS, it is well and good to recognize those public servants whose deeds have made a difference for the Plainfield community; and

WHEREAS, Pamela Porter has been one of those public servants who has been an employee of the Town of Plainfield and the 9-1-1 Dispatch Center for forty-five years; and

WHEREAS, Pamela has held many public safety roles for the Town of Plainfield and the Hendricks County Communications Center since being hired in January of 1976, including Records Clerk for the Plainfield Police Department, Police Dispatcher, Fire Dispatcher, long-time Public Safety Dispatch Supervisor, and Quality Assurance Manager; and

WHEREAS, Porter has adapted with the growth of the community, helping with the transition of a town-wide dispatch center to a county-wide operated dispatch center and Pamela has left her footprint on the overall public safety of the entire Hendricks County community; and

WHEREAS, Mrs. Pamela Porter has been an example of dedication and life-long service to the safety of all Hendricks County residents for over four-decades.

NOW, THEREFORE, BE IT RESOLVED: the Plainfield Town Council does acknowledge and recognize Pamela Porter for her distinguished years of service to the Town of Plainfield.

Passed and Adopted, by the undersigned Town Council of the Town of Plainfield, Indiana on this 9th day of August 2021.

Ms. Porter: Thank you

Mr. Brandgard: Thank you, do you have anything you'd like to say?

Ms. Porter: I would like to thank HCCC and the Town of Plainfield for the opportunities that I received, and for the support. And as a citizen I also wanted to thank the Town Council for their proactive approach to the pandemic and taking care of their employees.

Mr. Brandgard: Thank you, I'd also like to recognize the fact that you have many of your fellow dispatchers in attendance this evening, so this is good.

CONSENT AGENDA

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

1. Approval of the Minutes of the Town Council meeting of July 26, 2021.
2. Approval of the Accounts Payable Docket of Expenditures and Affidavits of Payroll, per the Clerk-Treasurer's Report.
3. Approval of the Human Resources Report dated August 4, 2021.
4. Approval to purchase a 2021 Chevrolet Silverado in the amount of \$32,269.01, per the Police Department Report. (Funded from CCI)
5. Approval to pre-order vehicles in accordance with the 2022 police department vehicle replacement plan, per the PPD report (Funded by CCI 2022 budget).
6. Approval to pre-order a 2022, 100' E-One Ladder Truck from Fire Service Inc. in an amount not to exceed \$1,200,000, per the Fire Territory Report. (Funded from Fire Territory Equipment Replacement Fund)
7. Approval to pre-order vehicles in accordance with the 2021/22 fire department replace schedule, per the PFT capital plan (Funded by the ERF 2021/22 budgets)
8. Approval of Level Two, Inc. Pickleball Tournament at Swinford Park on September 25th, 2021, per the Parks and Recreation Report.
9. Approval of the Central Elementary PTO Family Fun Adventure using the Plainfield Trails and Parks on September 11th, 2021, per the Parks and Recreation Report.
10. Approval of a proposal from Globe Asphalt Paving for an amount not to exceed \$187,500, for the installation of asphalt stamping at downtown crosswalks of US-40 intersections, per the Development Services Report. (Funding from 2019 Redevelopment District Bond)
11. Approval of a modification to the purchase agreement with HCB Metropolis Indiana, LLC for the purchase of 7 acres of pond area along Stout Heritage Parkway including terms associated with potential purchase of 13 additional abutting acreage, per the Development Services Report. (Funded from 2020 Series A Wastewater Bond Issue)
12. Approval to release Pulte Homes of Indiana, LLC Performance Bonds for Vandalia Trailside Sections 1 and 4; and Del Webb Sections 1 and 2, subject to submittal of Maintenance Bonds, per the Development Services Report.
13. Approval to release D.R. Horton Performance Bonds in Bridlewood Estates Phase 1 and 2; and Bridlewood Reserve Section 2, subject to submittal of Maintenance Bonds, per the Development Services Report.

Are there any additions or corrections to the consent agenda?

(Brief pause)

Mr. Angle: Why would it require our approval?

Mr. Daniel: (microphone not on) Because it's a separate contract.

Mr. Angle: I see

Mr. Daniel: Yes, it's a separate contract.

Mr. Angle: Gotcha

Mr. Klinger: It is funded through the Bond Proceeds through the Government Center project though. So, it comes out of the Bond Proceeds but it's a separate contract.

Mr. Brandgard: What is the wish of the Council?

Mr. Bridget: Mr. President, if the owner's representative is good with that and if Tim is good with that...

Mr. Belcher: (Not at microphone) If it's not critical for this meeting, so it's up to you.

Mr. Angle: I didn't fully read it; I opened it and I said I'm not 100% sure why I need to review it, so I haven't had a chance to review it in full. So, if it's not critical for today, I'll review it by next meeting.

Mr. Brandgard: Okay

Mr. Daniel: That's all I have, thank you.

Mr. Brandgard: Okay, thank you. Mark?

Mr. Todisco: Nothing additional.

Mr. Brandgard: Nothing additional – have I missed anybody? Brad, anything from the Chamber? I know you've got something coming up here, the day after tomorrow but that's some time.

Mr. DuBois: The day after tomorrow? We've got a board meeting...

Mr. Brandgard: A parade!

Mr. DuBois: Oh yeah, September 13th, and hopefully we'll continue to move forward with that. But no, I promised Mr. Anderson, Executive Director of Level 2, that I'd invite all of you to join our pickleball tournament if you'd like to sign up, please do; the sign-up website should be LIVE after tonight, because he was kind of holding out...

Mr. Kirchoff: And you are doing it by level?

Mr. DuBois: I think we are, I can't...

Mr. Kirchoff: That's what it said.

Mr. DuBois: Okay, then we are.

Mr. Kirchoff: I was curious, who's going to decide who gets where?

Mr. DuBois: I'm just a volunteer, I'm going to do what they tell me to do, I have no idea.

Mr. Kirchoff: It's a fun day.

Mr. DuBois: Yeah, but also with that, our Farmer's Market goes through the 15th of September and that will be the last date for that as well, so I just wanted to get everybody on board and let you know what's happening.

Mr. Brandgard: Good

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

Mr. Brandgard: Thank you

Mr. DuBois: Oh, we had a very successful golf outing too, by the way. Thanks to everybody who played, we had an absolute blast.

Mr. Brandgard: Excellent

Mr. DuBois: Now I've got to mention something else too; this is something a little bit different, now that you've got me talking about golf. For the first time in – how many years did I say? – 18 years, the Plainfield Chamber came back with a Chamber cup, we beat the other three chambers in the county. Not only beat them, thumped them. Thank you to Taft Law for being our sponsor; thank you to Lance Angle for putting the team together, it was great, a really good afternoon. So, really appreciate it, look forward to next year. Thank you.

Mr. Brandgard: Excellent, thank you.

TOWN MANAGER'S REPORT

Mr. Brandgard: Andrew, Town Manager's report?

Mr. Klinger: Yeah, I do have a few items. I have three Zone Map changes that I need to certify from the Plan Commission.

In my capacity as Secretary of the Town of Plainfield Plan Commission, I hereby certify that the Plan Commission held a public hearing on Monday, August 2, 2021, on petition RZ-20-129, as filed by Brian Tuohy for Drees Homes to rezone 55.675 acres from AG: Agriculture to R-3: Medium Density Residential District. Upon concluding the public hearing, the Town of Plainfield Plan Commission voted 6 in favor, 0 in opposition, and 1 abstention to forward a favorable recommendation to the Town of Plainfield Town Council to rezone the property.

The legal description and map and materials were all included in the box for your review.

Mr. Angle: I'd like to go ahead and make a motion to approve the recommendation.

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve the recommendation from the Plan Commission to approve the rezoning from – I guess I need to look to you. What was the rezoning? RZ...

Mr. Klinger: For that one it was R-3

Mr. Brandgard: R-3? To an R-3 designation, as described. If there's no further discussion, all those in favor signify by aye.

(All ayes)

Mr. Brandgard: Opposed? Motion carried.

Mr. Klinger: And then – I'm sorry, I think you were asking about the actual number. It was RZ-21-129; the zoning classification was R-3.

Mr. Brandgard: Yeah

Mr. Brandgard: All three of these are related to the Trescott Development, but there are three different zoning classifications within that overall development. The second one...

In my capacity as Secretary of the Town of Plainfield Plan Commission, I hereby certify that the Plan Commission held a public hearing on Monday, August 2, 2021, on petition RZ-20-130, as filed by Brian Tuohy for Drees Homes to rezone 111.495 acres from AG: Agriculture to R-4: Medium Density Residential District. Upon concluding the public hearing, the Town of Plainfield Plan Commission voted 6 in favor, 0 in opposition, and 1 abstention to forward a favorable recommendation to the Town of Plainfield Town Council to rezone the property.

And again, legal descriptions and maps were included in the materials.

Mr. Bridget: I move to accept the recommendation.

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to accept the recommendation of the Plan Commission to allow the rezoning of 111+ acres to R-4 relative to RZ-20-130. If there's no further discussion, all those in favor signify by aye.

(All ayes)

Mr. Brandgard: Opposed? Motion carried.

Mr. Klinger: All right, then finally, also part of this development:

In my capacity as Secretary of the Town of Plainfield Plan Commission, I hereby certify that the Plan Commission held a public hearing on Monday, August 2, 2021, on petition PUD-20-131, as filed by Brian Tuohy for Redbird Group to rezone 18.5 acres from AG: Agriculture to Hall Business Planned Unit Development (PUD) District. Upon concluding the public hearing, the Town of Plainfield Plan Commission voted 6 in favor, 0 in opposition, and 1 abstention to forward a favorable recommendation to the Town of Plainfield Town Council to rezone the property.

Again, legal description and map of the site was included in the materials.

Mr. Brandgard: Thank you

Mr. Kirchoff: So moved

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the recommendation from the Plan Commission to rezone 18.5 acres to Hall PUD relative to PUD-20-131. If there's no further discussion, all those in favor signify by aye.

(All ayes)

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

Mr. Klinger: All right, and then one other item coming from the Plan Commission: Mr. Scott Slavens who is currently President of the Plan Commission, notified us that they have bought a new house and unfortunately that home is just outside of town limits, which means that when he makes his move, he will no longer be eligible to sit on the Plan Commission, as well as the Board of Zoning Appeals. And so, he would like to serve as long as he can; it looks like he will be able to serve through meetings in September – you know, obviously it's contingent upon the sale of his house which they just listed, but it looks like in October or some point thereafter, he's going to have to resign his position on both boards. Priority would be to fill the position on the Plan Commission first. The BZA position actually has to be a Plan Commission member, so we'd like to fill that position on the Plan Commission first, and then at a later date deal with the BZA opening. The Plan Commission appointment is a Town Council President appointment, and so staff has been working with Robin on that. We do have a recommendation to fill that position, Mary Giesting is somebody I think you all probably know, who has expressed interest and willingness to serve. She is now retired but is still willing to serve; I believe she is still serving on the library

board as well. And so, I think it is Robin's inclination to appoint her to that position, but has been the tradition here, we'd like to seek the consent of the entire Council with regard to that appointment.

Mr. Brandgard: And as Andrew so eloquently stated, yeah, I think Mary Giesting will be a good choice for the Plan Commission. And as I normally do with all presidential appointments, I'd like to have the consent of the entire Council to do that and make sure that we're all working together and make that appointment effective at the on the last day that Scott can serve.

Mr. Klinger: Yeah, we're hoping actually, that if approved, that we can actually have Mary attend the next Plan Commission meeting with Scott still on the board, so she can kind of transition in as Scott transitions out. We don't often get an opportunity to do that, so we'd like to try and make that happen here.

(Consent is given)

Mr. Brandgard: The appointment has been made sir.

Mr. Klinger: Great, we will notify Mary and make the arrangements. Like I said, we will also have to fill the BZA role but that will be done with – it's still a Town Council President appointment but we actually want to do that with some consultation with Plan Commission members. And then we do still have another Board of Zoning Appeals opening; we're in discussions with at least one individual who might be interested in that position, but obviously open to other ideas as well, and that can be just any resident for that open position. I think that's all that I have for this evening unless you have any questions of me.

Mr. Kirchoff: It may be a little redundant for you to report, but your thoughts on COVID?

Mr. Klinger: Yeah, so I did give a pretty detailed report. Obviously, it's something that we're monitoring very closely; case levels are going up. I said earlier this morning with staff that when you look at those case numbers, they are comparable to where we were about mid to late October last year. And if you recall, once we got into November/December, I mean, we had a massive spike, right. And so, I think there's obviously a concern, particularly with the Delta Variant; the evidence is that it is far more infectious than the Alpha Variant, so we are expecting community spread. There's also some evidence that even though folks might be vaccinated – and one thing to understand is that vaccination is very effective at preventing deaths and hospitalization, the data shows that they are very effective. The vaccines are less effective at preventing infection. And so, we are seeing, particularly with the Delta Variant, that even people who are vaccinated can become infected with the Variant, and potentially pass it on to someone else, often, sometimes, being asymptomatic and not even knowing it, right. So, we're going to monitor the cases. There is a fear that we're going to see a big spike, but the real question is: what is that going to mean in terms of hospitalizations? You know, at our level, we're really following the lead of either County Health or State Department of Health and the Governor's Office. We've had communications, we have regular communications with those folks to stay on top of all of this. At this point, I'm not hearing any recommendations in terms of changes of policy, but we'll continue to monitor that, and we'll look to them to give us direction in that. Obviously, there's a lot of things that we're continuing to do that we never stopped; the advanced cleaning, that's really just kind of the new normal. We're doing a much more significant cleaning of our facilities, we urge employees, obviously, to wash hands, use proper respiratory etiquette. We are encouraging employees to use virtual meetings where possible, you know, it's not always possible but if it's just a couple of employees they can do that virtually via Teams. So, we're encouraging those types of precautions. It is still our policy with the town that if you are unvaccinated, you are to be wearing a mask, as an employee; employees should be wearing a mask during work hours, in town buildings, if they are unvaccinated. Those who are vaccinated, we've not been mandating masks. So, that continues to be the policy, so we're continuing to follow those policies as best we can, and like I said, we'll just continue to monitor and see if there's additional guidance and direction, in terms of doing something differently.

Mr. Kirchoff: All right.

Mr. Brandgard: That's all?

Mr. Klinger: That’s all, unless you have any other questions.

Mr. Brandgard: Thank you

OLD BUSINESS

Mr. Brandgard: Kent, old business?

Mr. McPhail: No sir.

Mr. Bridget: No sir.

NEW BUSINESS

Mr. Brandgard: New business?

(Everyone indicates “no”)

RESOLUTIONS

Mr. Brandgard: We have one resolution this evening, it’s Resolution No. 2021-47 – A Resolution Preliminarily Designating Economic Revitalization Area and Qualifying Certain Real Property and Improvements for Tax Abatement – Duke Realty Limited Partnership.

Mr. McPhail: Move to approve.

Mr. Angle: I’ll second.

Mr. Brandgard: We have a motion and a second to approve the Reading of Resolution No. 2021-47. 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. 2021-47 is adopted and approved.

Mr. Brandgard: Thank you.

ORDINANCES

Mr. Brandgard: We also have one ordinance for its First Reading, Ordinance Number 24-2021 – An Ordinance of The Plainfield Town Council Authorizing and Establishing the Boundaries of a Municipal Riverfront Development Project.

Mr. McPhail: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the First Reading of Ordinance Number 24-2021. 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

First Reading of Plainfield Town Council Ordinance No. 24-2021-is approved.

Mr. Brandgard: Thank you. We also have one ordinance for its Second Reading, Ordinance No. 21-2021 – An Ordinance Revising Section 70.02 of the Plainfield Town Code Regarding Travel Trailers, Motor Homes and Recreational Vehicles.

Mr. Bridget: 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. 21-2021. 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. 21-2021-is approved.

Mr. Brandgard: We also have for its Third Reading and Adoption, Ordinance No: 19-2021 – An Ordinance Annexing and Making a Part of the Town of Plainfield, Indiana, Certain Described Territory Contiguous to the Corporate Limits to the Town of Plainfield and Adding Said Territory to Council District Number 3 - Hochreiter Property (SW Corner of Hadley Road and S. Center Street).

Mr. McPhail: Move to approve.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve the Third Reading and Adoption of Ordinance No: 19-2021. 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

Third Reading of Plainfield Town Council Ordinance No. 19-2021-is approved and adopted.

Mr. Brandgard: Thank you.

COUNCIL COMMENTS

Mr. Brandgard: And Doug, I missed you when we were going through staff reports...

Mr. Burris: Nothing additional, Sir.

Mr. Brandgard: Nothing further, okay. Is there anything else to come before us this evening?

(Brief pause)

ADJOURN

Mr. Brandgard: If not, 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.

DocuSigned by:
Robin G. Brandgard
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Robin G. Brandgard, President

DocuSigned by:
Mark J. Todisco
5C89C0DDFB63426...

Mark J. Todisco, Clerk-Treasurer