

**PLAINFIELD TOWN COUNCIL**

**August 23, 2021**

**7:00 p.m.**

Mr. Brandgard: The Plainfield Town Council meeting for Monday, August 23, 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.

**COMMUNITY OF VALUE STAFF AWARDS**

Mr. Brandgard: This evening we have Community of Values Staff Awards to present to the Indiana Task Force 1 representatives from Plainfield. Deputy Chief Jeff Dixson, Lieutenant Alan Trauner, Lieutenant Adam Hurford and Firefighter Ed McDonald, along with Pat Cermean, if you would all come forward. I tell you, it's good to see the outpouring of support we have back here, because we've got the greatest department in the County, and it shows; I'm proud of everybody.

The National Urban Search and Rescue Response System, established under the authority of the Federal Emergency Management Agency in 1989, is a framework for organizing federal, state and local partner emergency response teams as integrated federal disaster response task forces. Indiana Task Force 1 is one of 28 National Search and Rescue task forces that can be deployed by FEMA to a disaster area to provide assistance in a structural collapse rescue, or they may be pre-positioned when a major disaster threatens a community

On June 30<sup>th</sup>, Indiana Task Force 1 was one of 7 FEMA teams activated to respond to the Champlain Tower Collapse in Surfside, Florida. Over the next 16 days, the team worked tirelessly in 12 hour shifts to bring closure to those families affected by this tragic event.

Plainfield Fire Territory members, Deputy Chief Jeff Dixson, Lieutenant Alan Trauner, Lieutenant Adam Hurford and Firefighter Ed McDonald were all deployed to assist in this effort. Hendricks County Communications Center part-time employee, Pat Carmean was also deployed with the Indiana Task Force to Surfside. These town employees dedicated their time to travel to Florida to participate in the tough work in recovering bodies from the rubble.

We are grateful for their dedication to not only the Town of Plainfield, but also to the communities and families they serve when deployed with Indiana Task Force 1. Thank you for your commitment and dedication to this assignment, we are all very proud of you.

(Awards are given; pictures are taken)

Mr. Brandgard: Thank you. I always give you an opportunity to say anything if you want to say anything, your choice.

Mr. : The only thing I'll say is thank you to the Council and the town leadership in supporting us to partake in part of this team and being able to go make a difference abroad.

Mr. Brandgard: Thank you

## **CONSENT AGENDA**

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

1. Approval of the Minutes of the Town Council meeting of August 9, 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 19, 2021.
4. Approval of the updated Employee "Pandemic Response Plan" per the Human Resources Report.
5. Approval of the contract with Rave Alert regarding mass communication, pending legal review, Per the Hendricks County Communication Center Report.
6. Approval of the contract with Impact Insurance Restoration, in an amount not to exceed \$75,000, for the remodel of the Town Court, per the Fleet & Facilities Report. (Funded from CCI Cigarette Tax Fund and Deferral Fees)
7. Approval of a Letter of Engagement with Taft Law for Public Affairs Representation, in the amount of \$60,000, not including other incidental expenses, per the Town Manager's Report. (Funded from General Fund)
8. Approval of a Letter of Engagement with BKD, LLP for Audit and Accounting Services, per the Town Manager's Report. (Funded from General Fund)
9. Approval of a Development Agreement and Financial Commitment with Donald Lambert in the amount of \$718,800 for specified public utility improvements and land acquisitions associated with the construction of the Avalon North development and the Perimeter Parkway, per the Development Services Report. (Funding from Northwest EDA)
10. Approval of Amendment #1, for an amount not to exceed \$262,805, to the existing contract with Banning Engineering for full design of extending Township Line Road from Vestal Road to Saratoga Parkway, per the Development Services Report. (Funding from LOIT Special Distribution Fund and Northwest EDA)
11. Approval of Supplemental Agreement #3, for an amount not to exceed \$78,780, to the existing contract with Butler, Fairman, & Seufert for design of an added northbound turn lane at the intersection of Quaker Boulevard and Hadley Road, per the Development Services Report. (Funding from 2015 Series C I-70 LLR Bond)
12. Approval of a Contract for Professional Services with Butler, Fairman, & Seufert, for an amount not to exceed \$45,500, to provide design documents and bidding services for the Quaker Boulevard Concrete Pavement Preservation project, per the Development Services Report. (Funding from LOIT Special Distribution Fund)
13. Approval of a contract with Bowen Engineering for an amount not to exceed \$479,900 for Mill Street Sewer Separation Project Phase 2, subject to legal review, per the Development Services Report. (Funding from 2020 Sewer Bond Fund)

14. Approval of Change Order No. 3, to the contract with Bowen Engineering for clarifier improvements at the North Wastewater Treatment Plant, in the amount of \$25,000, allowing for pre-ordering of headworks treatment plant equipment, per the Development Services Report. (Funded from 2020 Sewer Bond Funds)
15. Approval of the Memorandum of Understanding for the acquisition of a portion of 134 N. Center Street for the benefit of the Government Center and Performing and Fine Arts Center project and to authorize Robin Brandgard to sign necessary documents on behalf of the Town. Funding from the Plainfield RDA Lease Rental Revenue Bonds of 2021 Series A (Government Center Project).
16. Approval of a grant agreement between the Town and the Plainfield Community Development Corporation in the amount of \$350,000 to cover expenses associated with leasing of a commercial tenant space in the parking structure located at 120 N. Vine, per the Development Services Report. (Funded from EDIT)
17. Approval of a Letter of Intent with Larry Good Homes regarding construction of a public roadway segment in exchange for dedication of land, trail construction and custom home construction, subject to legal review, per the Development Services Report.
18. Approval to provide Water and Sewer services for two residential lots located in Minor Plat 1142, per the Department of Public Works Report.
19. Approval of the 2022 Military Banner Program in partnership the Wa-Pe-Ke-Way Chapter, National Society Daughters of the American Revolution, per the Department of Public Works Report.
20. Approval of the proposal for the Inaugural MVRs Basketball Tournament to be held at the Richard A. Carlucci Recreation and Aquatic Center on September 26th, 2021, per the Parks & Recreation Report.

Are there any additions or corrections to the consent agenda?

(Brief pause)

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

Mr. McPhail: So moved

Mr. Angle: I'll second

Mr. Brandgard: We have a motion and a second to approve the reading of the consent agenda. If there's no further discussion, may we have 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 8/23/2021 is adopted and approved.

Mr. Brandgard: Thank you

## **PUBLIC HEARINGS**

Mr. Brandgard: We also have a public hearing this evening; it's for a Tax Abatement for Duke Realty. Again, this is a public hearing, if there's anybody in the audience who wishes to address us on this matter, now is the time to do so.

(Brief pause)

Mr. Brandgard: Again, if anybody wishes to do so, now is the time to do it.

(Brief pause)

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

## **BUSINESS FROM THE FLOOR**

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

(Brief pause)

Mr. Brandgard: I see no one coming forward for business from the floor.

## **STAFF REPORTS**

Mr. Brandgard: Staff reports: Tim, do you have anything? Steve? Chief, anything from the Police Department?

Mr. McKee: I just have a couple of things. First off, on Friday was our fundraiser for Special Olympics and they have not yet completed the counting of all the funds, but we had probably about 200 pounds of coins, I think, at the end of that. We are in a very, very close race for first place, statewide, so we're very excited about that and everybody that come out. Unfortunately, the inside was closed, and we just had drive through traffic, but the traffic aided us in convincing people to give money, so it worked out in the end. And then second off, on Saturday, we went to ISNA for Community Conversations, and I can say that that was probably one of the best conversations that we've had thus far, years here in this community. And I think it's appropriate to come on the record and just say, as we approach the 20-year mark of 9/11, that impacted us all very differently, especially me, a veteran and somebody that worked here for the community on that day, but they experience something much different. There was really a time of healing that happened on Saturday; there were people there that have lived in this community for 40 years, 30 years, 20 years – ISNA was built in 1981, and we were there for hours that day just for them welcoming us there. Communication really opened up and they just appreciated us being there and welcoming them to have further conversations as we move forward. They experienced something much different on that day, right. 20 years ago, people that were very much a part of this community, years before that ever happened, and then in their minds, kind of ostracized from what happened. And so, lots of healing that was done, very exciting. We had lots of our town people there and so – anyways I just think it was a good day and I think that they welcomed us back and we need to continue those conversations as we continue on. So, I appreciate all the efforts of everybody making that happen – Stephanie, and Nate and Andrew that were there as well, to support that effort. That's all, thank you.

Mr. Brandgard: Thank you

Mr. McPhail: Thank you

Mr. Brandgard: Chief, anything from the Fire Territory? Anything from Communications? Anything from HR? Anything from...?

Mr. Todisco: Clerk-Treasurer – nothing additional.

Mr. Brandgard: My mind is lost – anyway, anything from the Clerk-Treasurer’s Office?

Mr. Todisco: Nothing additional.

Mr. Brandgard: Mel?

Mr. Daniel: Nothing tonight, thank you.

Mr. Brandgard: Nothing tonight. I’ll go to – Brad, anything from the Chamber?

Mr. DuBois: No sir, thank you.

Mr. Brandgard: Thank you, I think that’s all we have from the staff this evening unless I missed somebody – which happens.

Mr. Klinger: We did ask staff to, just to keep the numbers down in the room because of the rise of COVID cases, to stay at home and watch online if they didn’t need to be here to report on something. So, that’s why we have a little bit of a reduced team here tonight.

## **TOWN MANAGER'S REPORT**

Mr. Brandgard: Okay, well with that, anything from the Town Manager?

Mr. Klinger: I do have a couple of things, thank you. First, just echoing what Chief just said about that Saturday morning. You know, a good crowd for a Saturday morning and just great conversation. It went longer than I'd planned on, but that’s good because we had good conversations going and most importantly, made connections and we can keep those conversations going. So, it really, really was a good event. Also, we opened up our latest Citizen’s Academy course last week. The participants had to sit through boring hours of me talking about government and budgeting and finance, but through the course of the next year they get to do all kinds of fun things like visit fire stations and our utility plants and the police department, so very excited to usher them through that course. We did actually, by the way, expanded the group. We’ve, in the past, tried to keep it under/around 20 people, just to make it a manageable group, but we just continue to have such an outpouring of applications, we increased the number this year. I think we have more than 30 participants, and still had to turn away a number of people who applied because we just didn’t have enough slots. So, we encourage those people to reapply next year. We have some people in this group who applied the year before and then reapplied and we got them in the group this year. So, we encourage people to reapply next year if they didn’t make it in this time. I do want to mention, on your agenda there are three ordinances for zone map changes related to the Trescott development, that are up for First Reading: Ordinance 25, 26 and 27. So, we did get a request for a continuance on those items. I think there's just been a little bit of confusion on whether that was a single-read ordinance or a three-read ordinance. We put them on as a three-read ordinance which means that tonight is the first reading and it will be the September 27<sup>th</sup> meeting before we even get to the third reading, and they’ve asked to continue it until the 27<sup>th</sup>. So, I think that really, it would be fine for the Council to consider that first reading tonight, and keep it on track, and if we get to September 27<sup>th</sup> and they still haven’t – and the reasoning was to buy time to finalize an MOU on the infrastructure related to the project – and if we get to the 27<sup>th</sup> and need extra time, then I think it would be appropriate at that time to consider that continuance. There's really no need to bring that into play here this evening, which is, I guess, my take on that. So, you have all that information, but I think the Council could act tonight and we would still be on track for a September 27<sup>th</sup> approval. Oh, the last thing I wanted to mention was - you know, I think Robin has had some conversations with the School Superintendent and staff, finally Nate and I have – you know, we used to have regular meetings with the School Superintendent, Scott Olinger, Jud Wolfe, and because of COVID we kind of suspended those meetings, but we actually had an opportunity to get back together with

them and it was great to be able to sit and chat with them, although we were outside and I was frying in the sun, but it was still a good conversation. At any rate, the conversation really steered towards the idea of getting another joint Council/School Board meeting together with at least one particular topic being the Youth Assistance Program, kind of what the next steps are with the Youth Assistance Program. So, we will be trying to get a meeting scheduled for that so we can – again, that’s something that we used to do fairly regularly but with COVID the past year, we just haven’t done it. So, we will try to get that set up and be able to continue the conversation about the Youth Assistance Program and how that’s going. So, look for that; there's actually, I’m afraid, quite a few extra meetings coming up with budget work sessions and that, and some other things that we’re trying to get scheduled, but Melanie will be reaching out to you all to get those scheduled. I think that’s all I have unless you have any questions for me.

Mr. Angle: To confirm, we do have a budget meeting this Thursday?

Mr. Klinger: Yes, so there is a budget work session meeting Thursday – is it at 6:00 or 7:00? 5:30, neither one, 5:30. And then next Monday, which is a 5<sup>th</sup> Monday in August, there were no scheduled meetings but now we do have one; we’re going to have another budget work session on Monday night.

Mr. Angle: Okay

Mr. Kirchoff: And here?

Mr. Klinger: Yes, here.

Mr. Brandgard: Okay, thank you.

## **OLD BUSINESS**

Mr. Brandgard: Kent, any old business?

Mr. McPhail: No sir.

Mr. Bridget: I’d like to give a note of appreciation Mr. President, to Jason Castetter for his service to the CDC. We had a situation with the former Stanley Property on the 400 block of North Vine, near the trail. The excavation was done, and all of the cleanup was done but the soil was just basically gravel and we knew we had a problem. John Albertson, our Property Manager, got with Jason, and they were able to find basically free topsoil, and the location that it came from actually volunteered the trucking to the site, so it was a huge cost savings to us. We got good topsoil, its hydroseeded, and it was just outstanding. It happened so quickly; I couldn’t believe it. Tim and I were taking this afternoon about other cost savings through the recycling of some materials that are still on the property, so I think really, all the town agencies are working together with the CDC to really bring value to the community.

Mr. Brandgard: Good, thank you.

Mr. Kirchoff: Nothing.

## **NEW BUSINESS**

Mr. Brandgard: Kent, new business?

Mr. McPhail: No

Mr. Brandgard: Lance?

Mr. Angle: The only new business comment I'd like to add is – on the consent agenda we had approval of an inaugural MVR Basketball Tournament at the Richard A. Carlucci Recreation Center, on September 26<sup>th</sup> this year – and for those who heard that in the audience, if you're not familiar with that, that is a not for profit that supports military folks, veterans and first responders. So, this is a unique basketball tournament to raise awareness and funds for that. So, there will be more information coming on the website, but it will be open to the public so you can come and enjoy it as well. I just wanted to put that out there in case folks were wondering what that was.

Mr. Brandgard: When I saw that I thought that's pretty cool, you know – I think.

Mr. Angle: Hopefully the first of many.

Mr. Brandgard: Thanks for giving the explanation.

Mr. Angle: Sure

Mr. Brandgard: Before we go to resolutions, a couple of comments on the Saturday visit to ISNA: several years ago, they had an open house and asked me to come out and speak, which I did, and I had a tour. And I've, over the years, have been out there for dinner at the end of the Ramadan celebration, and I'd like to say, it's really a neat thing to be out there. I'm sorry, for some reason I wasn't aware this was going on Saturday, I would have been out there, but I'm glad to see opening of communications up because they do have a lot to offer.

Mr. Klinger: Absolutely, they have a number – not only being the Islamic Society for North America, but they also have a substantial number of staff that work out of that facility on a regular basis, but also – you know, you mentioned Ramadan, some of the conferences and events that they have on an annual basis draws a lot of visitors to Plainfield as well. And so, ISNA really does provide some economic development value as well for the community.

Mr. Brandgard: Yes – the other comment I'll make, on the Citizen's Academy, I was told by one of the participants that the two-hour session with Andrew was really good, although it was a little long.

Mr. Klinger: I need like three or four hours, but Stephanie won't give it to me, so I just run a little long.

Ms. Singh: (inaudible)

Mr. Brandgard: Overall they were really appreciative of having the opportunity to be a part of the program, so thank you.

## RESOLUTIONS

Mr. Brandgard: We have several resolutions this evening. The first is Resolution No. 2021-48 – A 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. 2021-47 Regarding Duke Realty Limited Partnership.

Mr. Kirchoff: So moved

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2021-48. 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. 2021-48 is adopted and approved.

Mr. Brandgard: Thank you. We also have Resolution No. 2021-49 – A Resolution Authorizing a Transfer of Appropriations – Cumulative Capital Development Fund (CCD).

Mr. Angle: Move to approve.

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2021-49. 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. 2021-49 is adopted and approved.

Mr. Kirchoff: Thank you. We also have Resolution No. 2021-50 – A Resolution Preliminarily Designating Economic Revitalization Area and Qualifying Certain Personal Property and Improvements for Tax Abatement – Genuine Parts Co.

Mr. Bridget: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2021-50. 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. 2021-50 is adopted and approved.



Mr. Brandgard: Thank you. We also have Resolution No. 2021-52 – A Resolution Preliminarily Designating Economic Revitalization Area and Qualifying Certain Real Property and Improvements for Tax Abatement – Genuine Parts Co.

Mr. McPhail: Move to approve.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2021-52. 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. 2021-52 is adopted and approved.

Mr. Brandgard: Thank you. We also have Resolution No. 2021-54 – A Resolution to Dispose of Surplus Property – Department of Public Works.

Mr. Angle: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2021-54. 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. 2021-54 is adopted and approved.

Mr. Brandgard: Thank you

**ORDINANCES**

Mr. Brandgard: Also, we have three ordinances for their First Reading. The first is Ordinance No. 25-2021 – 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 (Hall Business Planned Unit Development).

Mr. McPhail: Move to approve.



Mr. Brandgard – yes

First Reading of Plainfield Town Council Ordinance No. 27-2021 is approved.

Mr. Brandgard: Thank you. We have the Second Reading of Ordinance No. 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. Bridget: I'll second.

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

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

Mr. Brandgard: We've had a request to have a Third Reading, so I'd entertain a motion to suspend the rules.

Mr. McPhail: So moved.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to suspend the rules to allow for the Third Reading of Ordinance No. 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

Motion to suspend the rules for the Third Reading of Plainfield Town Council Ordinance No. 24-2021 is approved.

Mr. Brandgard: We'll now have the Third Reading and Adoption of Ordinance No. 24-2021.

Mr. McPhail: So moved.

Mr. Bridget: Second

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

Third Reading of Plainfield Town Council Ordinance No. 24-2021 is approved and adopted.

Mr. Brandgard: We also have the Third Reading and Adoption of Ordinance No. 21-2021 – An Ordinance Revising Section 70.02 of the Plainfield Town Code Regarding Travel Trailers, Motor Homes and Recreational Vehicles.

Mr. Angle: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Third Reading and Adoption 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

Third Reading of Plainfield Town Council Ordinance No. 21-2021 is approved and adopted.

Mr. Brandgard: Thank you

**COUNCIL COMMENTS**

Mr. Brandgard: I know it seems early, but we won't have a meeting until after Labor Day, I just want to wish everybody a happy and safe Labor Day.

Mr. Angle: Same to you sir.

**ADJOURN**

Mr. Brandgard: If there's nothing else to come before us, 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?

(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