

**PLAINFIELD TOWN COUNCIL**

**September 25, 2023**

**7:00 p.m.**

Mr. Brandgard: The Plainfield Town Council meeting for Monday, September 25, 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, all members are present, and we have a quorum for conducting business.

**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 September 11, 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 September 22, 2023.
4. Approval of Work Order No. 23-5 with Veridus Group, in the amount of \$44,500, for phase two of the Town Facilities Inventory and Assessment Project, per the Administrative Services Report. (Funded from Riverboat Fund)
5. Approval of a contract with Midwestern Electric, in an amount not to exceed \$69,265, to perform Traffic Signal Maintenance, per the Community Services Report. (Funded from Municipal Vehicle Excise Tax and LRS funds)
6. Approval of a contract with Bowen Engineering, in an amount not to exceed \$29,860, to perform maintenance at Swinford Water Treatment Facility per the Community Services Report. (Funded from Water Operating)
7. Approval of contracts with Brightview, JAMRR Construction, Holznecht Enterprise, and Mink Excavating, for 2023-2024 Snow Removal Services, per the Community Services Report. (Funded from 2024 MVH)
8. Approval to purchase eleven sets of turnout gear from MacQueen Equipment in the amount of \$44,856.56, per the Public Safety Report. (Funded from the Fire Territory Equipment Replacement Fund)
9. Approval to Release Retainage of \$120,360.40, plus accrued interest, to Bowen Engineering for the North Wastewater Treatment Plant CSO Improvements, per the Development Services Report.

10. Approval of a sanitary sewer cost recapture agreement with Tracy Morgan regarding service to property located at 2328 Earlham Lane, per the Development Services Report.
11. Approval of Supplement No. 1 with Butler, Fairman & Seufert, in the amount of \$368,000, to provide project management and inspection services associated with the Plainfield Government Center and Arts Center, per the Development Services Report. (Funded from Bond Proceeds and Six Points TIF Funds)
12. Approval of Supplement No. 2 with Butler, Fairman & Seufert, in the amount of \$69,995, to provide professional services related to design of a sanitary sewer main along Krewson Avenue, per the Development Services Report. (Funded from Wastewater Bond and Availability Funds)
13. Approval of Work Order No. 23-24 with Butler, Fairman, & Seufert, in an amount not to exceed \$27,500, to coordinate with INDOT in the development of the interchange located at I-70 and Quaker Boulevard, per the Development Services Report. (Funded from I-70 TIF Funds)
14. Approval of Work Order No. 23-25 with Butler, Fairman, & Seufert, in an amount not to exceed \$17,500, to provide technical support for a funding application to the Indianapolis MPO for improvements at the intersection of Quaker Boulevard and CR 750 S, per the Development Services Report. (Funded from I-70 TIF)
15. Approval of Supplement No. 2, with Butler, Fairman & Seufert, in the amount of \$29,500, to provide inspection services for the Sodalis restroom facility and bidding assistance for CR 975 E Trail Project, per the Development Services report. (Funded from I-70 TIF)

Are there any additions or corrections to the consent agenda?

(Brief pause)

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

Mr. Angle: Move to approve.

Mr. Bridget: 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 09/25/2023 has been approved and adopted.

Mr. Brandgard: Thank you.

## **BUSINESS FROM THE FLOOR**

Mr. Brandgard: I'll go to business from the floor. I think we have Bill. Welcome.

Mr. Wald: Thank you. City Council President Brandgard and council members, I am Dr. Bill Wald. I am a resident of Plainfield; I live at 5841 Pennekamp Drive, and I am the Chief Executive Officer for the Chimney Safety Institute of America, located at 2155 Commercial Drive. CSIA has quietly been in Plainfield for 22 years. We are the only training facility for chimney sweeps, dryer vent technicians, and now, through an MOU with the American Society of Home Inspectors, home inspectors. From my research, the town approved a trailer park located at Reese Road and Commercial Drive, approximately 4-5 years ago. There were no requirements for road widening, changing the entrance to Commercial Drive to accommodate semi-trucks, or any improvements. What was required was that the fencing be covered. The chief failure of the owners to put black tarp on the fencing failed, and most of it blew off into the street or on our adjacent property, of which CSIA has removed at our own cost. This property has never been taken care of. We have paid for the mowing of it, along with the Department of Public Works, because I've noticed their trucks out there had to take care of it. But recently, they're mowing it because it's up for sale; that is the only time this property has been taken care of, through my year and a half of being with CSIA and prior years. The growing problem of the entrance not being properly operated 24/7 has created a backup of semi-trucks on this unimproved roadway, blocking the entrance to our property for the CSIA staff, and recently, our trustees. We are planning to invest another \$5 million project on our adjacent land, but due to the growing eye sore, road closings, blockage, and a new incident I will discuss that occurred this weekend, we have put this project on hold. Again, this would be the only center for education, research, and training of its kind throughout the United States of America or the Americas, located in Plainfield, Indiana. We understand what this backup is due to with the trucks. It's due to an economy and a supply chain that has now improved and brings more traffic to the corridor area. My staff, of which is mostly women, have been verbally attacked. They also have gestures made at them from the truck drivers when we politely ask them to move out of the way of our property. As a matter of fact, one parked on our property, and we asked them to move, and the lady who went out was given some nice, very, very kind words – which I won't repeat here. This past weekend, our systems picked up an activity in our parking lot – and since I chose to live so close to the facility, when coming to the property I noticed prostitutes going from truck to truck, soliciting the drivers and those in the property next to us – whom we refer to as the CIA because we haven't figured out what they exactly do, because they've told us different things. When pulling up, they got in their vehicle and left. This was not DoorDash; this was not a pizza delivery; these were prostitutes that somehow found their way to Plainfield and this corridor eye sore on Reese Road. Prostitutes, less than a half mile from Plainfield High School. The CSIA values do not promote prostitution, and neither should the values of the town of Plainfield. Every time we have an issue with this trailer park eye sore, we are told to put up signage. Well, I did that today. I ordered signage – No Hookers – we're at that point with the city of Plainfield, that I have to get a sign saying, "No Hookers". I have asked the staff for meetings to discuss the ongoing problems in this trailer park, and as I, the CEO of CSIA and a resident of Plainfield, have been ignored. Though the Police Chief did call me this evening, I don't think this is a police problem – this is a bad planning problem, to put a trailer park in the middle of this beautiful corridor we have here in Plainfield. We, CSIA, in building our new facility and its design, followed the corridor standards. I don't know how this trailer park got away with not following those same standards when they're located right across the street from us, sitting on Reese Road. I ask the staff and this council, and you, Mr. President, tonight, respectfully request a meeting at our facility by this town council and staff to address these issues and witness for yourself the problems that we are enduring from this trailer park before we go forward with any further investment in Plainfield. Thank you, Mr. President, and thank you, council members.

Mr. Brandgard: Thank you, number one, for sending the email at noon today, and that was the first that we'd heard that you were having a problem. From what you described, you should have been calling the police department, several times, to have them come out and take care of the problem. But we will commit to you, to work with you to try and correct that problem out there.

But we need to know about it when it happens, and I have been able to find nothing to say that we have.

Mr. Wald: (Not at microphone) I sent an email to say that the officers have come out to our facility. They have a lot to do. I don't blame the police. These are the men and women who protect us every single day, and they have to be all through Plainfield. So, we need to all work with them together. And they have been wonderful whenever they've come to us, too. So, the problem is, this was bad planning. A trailer park should never have been put in the corridor at all.

Mr. Brandgard: I need you up at the microphone so we can record.

Mr. Wald: Sure. The problem here is not the police department. The problem is making bad decisions. That trailer park should never have been put there whatsoever. That is a main intersection of Reese Road and Perry Drive, of which you've now built down southwest, all the way to Quaker. To have an eyesore like that in this beautiful, beautiful, well-planned corridor, is just bad decision making. It's bad decision making. I hold a PhD in public policy and economic development, and I know, I've been a public – I've sat in your chair, I've sat in this gentleman's chair, both – it's just bad decision making. You have to look forward, not backward. There should have been an anticipation that this would have created a problem down the line. What do you expect if you don't improve a road to handle semi-trucks? That road wasn't designed for that. And to put the entrance on Commercial Drive made it even worse. And now we're in this situation where it has somehow, somehow, brought forth unwanted people to Plainfield. And frankly, I don't want them on our property. And as a resident, I don't want them in this town. I'm proud to live here. I've only lived here a short time since relocating to take this job, but I'll tell you something, Plainfield is a great town. And to allow this to occur because of bad planning – and that's all it is, bad planning – it's time to shut that operation down or require them to run it 24/7 so there is no backup, so that these kinds of people aren't attracted to that area. That's good leadership. Thank you.

Mr. Brandgard: Again, thank you. Vonnie?

Ms. Kenney: Vonnie Kenney, 768 Hillside Court, Plainfield, Indiana. I live off of Teakwood and Stafford Road. I know there's been a discussion about putting a bike path across Stafford Road, along it, and I just wanted – my opinion is, this is a bad idea. I talked to a bus driver this summer. She said she's heard nothing about this and how are they supposed to manipulate the buses. The traffic right now, when people are going east and west, if somebody has to turn, they go in the turn lane and it keeps flowing. Where if you do this, we're all going to have to stop. Then we're going to have to wait if there's oncoming cars, and then turn. It's going to slow everything down for a few bikers. We've got lots of bike paths here. I don't see why we need one here. How many times this summer did you go to Friendship Garden as a destination? I've been to Hummel Park, but not to Friendship Gardens. So, I hope you reconsider it. The other thoughts are – I moved here 38 years ago, and I was told I had to have a sidewalk. They didn't even have the street in yet, in this addition, but I had to have a sidewalk put in. I came and I said, I don't understand this, and they said well, every street in Plainfield, Indiana will always have a sidewalk; that's your vision. Well, it's been how many, 38 years – Simmons, which has a lot of traffic on it – you know where Simmons is, from the library to U.S. 40 – there is still no sidewalk. And every day, I see people walking with the traffic instead of against it, and they can get hit very easily from behind. So, is it in the plans to put a sidewalk down Simmons? Which would be beneficial. Are there plans?

Mr. Singleton: Yes, Simmons is on our sidewalk master plan. It's one of the higher priority projects. I think what Ms. Kenney is talking about is, we had a meeting about the Stafford Road corridor – of course you guys are aware of that – we're looking at both pedestrian and bike improvements along the corridor. And we did mention some of those auxiliary connections off of Stafford Road would come into consideration once we figure out exactly what we want to do along Stafford. But at this point, we've done nothing but host a public meeting to try to get some initial thoughts. We've not made any real suggestions, as far as what type of improvements we're going to make, other than to – your point is correct – we'd like to definitely enhance the

pedestrian, bike, and sidewalk facilities along the corridor. So, that's kind of where we're at. But yes, Simmons is certainly on the list. And there are some sidewalks along Simmons, but not continuous along there through the corridor, up to U.S. 40.

Ms. Kenney: I was at that meeting, and I didn't see a lot of enthusiastic support to change Stafford. Stafford is a good road; it's a through road – that's just the opinion of someone who lives along there. Okay, now, for the record, can you tell me how much debt our town is in right now? How much debt does Plainfield have? I'm just curious. Does anybody have a figure?

Mr. Brandgard: Yeah, Bob has a figure. Is Steve here?

Mr. Kirchoff: Steve's here.

(inaudible)

Ms. Kenney: Thank you for your service and the time you put in to do what you guys do. It's a real commitment and I appreciate it because boy, I'd never do it.

Mr. Brandgard: Thank you. We're going to get you the debt number but there's...

Ms. Kenney: I'll go?

Mr. Brandgard: No, they're right – they're pulling it up. I think one of the things with the debt – we have a total debt, but then there's debt that's served by property taxes; there's debt that's served through bond issues. So, it's (inaudible)...

Ms. Kenney: (inaudible)

Mr. Kirchoff: TIF dollars

(inaudible) (several people speaking at once)

Mr. Brandgard: Yeah

Mr. Dyson: (not at microphone) The amount of outstanding debt is \$256,014,000.

Ms. Kenney: \$256,140,000?

Mr. Dyson: (not at microphone) No, the amount is \$256,014,000.

Mr. Klinger: As Robin was indicating, the thing about that is that various forms of debt are paid from other various sources, right. So, a good chunk of that debt is utility debt that is actually paid for through utility rate payers, not taxpayers. A very large chunk of that is TIF debt, so it's actually covered from the industrial buildings out east that are in Tax Increment Finance Districts. Their taxes are being used to pay that debt down, so that residents aren't carrying that load.

Ms. Kenney: (inaudible)

Mr. Klinger: So, that debt is almost entirely covered by TIF resources, and not by residential property taxpayers.

Ms. Kenney: But my rates on my water will go up?

Mr. Klinger: No, there's no plans right now to increase rates.

Ms. Kenney: I thought the letter said the rates will go up on the water.

Mr. Klinger: What letter...?

Ms. Kenney: I thought it was like the town post or whatever, the town post, that the water was going to be a water increase.

(inaudible)

Mr. Klinger: Oh, wastewater.

Ms. Kenney: Wastewater, okay, but that's in my water bill.

Mr. Klinger: Yeah

Ms. Kenney: Yeah, okay, so there is going to be an increase.

Mr. Klinger: Sure

Ms. Kenney: Well, thank you gentlemen, for your time. Thank you, appreciate it.

Mr. Brandgard: Vonnie, thank you for coming in.

Ms. Kenney: Yes, you're welcome.

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

(Brief pause)

## **PUBLIC HEARINGS**

Mr. Brandgard: If not, we have a public hearing this evening, for the Ordinance for 2024 Appropriations & Tax Rates. Do we have proof of publication?

Mr. Daniel: Yes, we do.

Mr. Dyson: Good evening. Thank you for the opportunity to present the town's 2024 proposed budget. I will try to keep it brief because there are two Monday night football games tonight; one has already started. This is similar to years past. I'll mention some of our financial and economic indicators, talk about the budget timeline, and give a few budget highlights, and do a budget summary at a high-level comparison to 2023. Then, the budget breakdown, where we're spending our money, a revenue breakdown, what revenue sources we have in the budget. And then, finally, just give an expectation of where we will be in total budget numbers, levies, and rates. So, this is the Certified Net Assessed Value from 2018 to 2024. You can see the blue line indicates the Civil or the Town's AV, and the red line is the fire, fire territory, which is a different geographical area. The increase for 2024 Civil AV is 5.6% over 2023, and the fire is growing at 5.0%. Both are good growth numbers. As you can see, we have been increasing steadily. The average over those six years is 7.2% in the Civil Net AV, and 7.7% in Fire. So, we're slightly below average, but still a good percentage, nonetheless. This is more of a statewide indicator, the Max Levy Growth Quotient, which basically lets us know how much we can increase our maximum levies. It has varied between 3.4% and 5.0%. Last year, there was a little bit of a change in the law, where we're now capped at 4.0%. So, we can probably expect that number to remain around 4%. Just as a comparison, seven years prior to this, 2011-2017, the average was 2.9%, and the average here is 4.1%. So, that's been growing, but it is limiting what we can do with our revenue. You saw those AV numbers of 5-7%, and now we're stuck at 4% growth on our maximum levy. I think this is an interesting chart because it shows the history back to 2012 on the town's tax rate, and then the district rate. The district's rate is the Plainfield Guilford Township District, which started at about \$2.54 in 2012, and is now, in 2023, is about \$2.02. Same thing with the town's rate. It was at a high of \$0.94 in 2012, and it's now at about \$0.81 ½. And really, since 2017 or 18', we've been right between \$0.80 to \$0.81 ½. I would say, expectations for the next 10 years would be to keep that rate constant or going down slightly. This is probably our fastest growing revenue source, income tax. We have increased at over – or we're increasing next year to 2014 by 12%, and we have averaged over 9.5% annual growth in the last 6 years. The two – those are blue, but you can't tell – the two blue pieces of bar at the top is for public safety which is new, that the County Council started in 2023. This is distributed to all towns and the county itself. This

does not include the peace app, public safety lid that's really accounting revenue source and may decide how much between that income tax and 9-1-1 fees they give to us to fund the HCCC. So, the budget was advertised on Gateway on September 14<sup>th</sup> – it has to be at least 10 days before the public hearing, which is tonight. We'll have the First Reading later in the agenda; Second Reading will be at the next meeting on October 9<sup>th</sup>, followed by the Third Reading and Adoption on October 23<sup>rd</sup>. And we have five days to submit the Budget Ordinance on Gateway, so we'll do it later that week. So, what are a few highlights? I tried to keep this list kind of short, but I did want to say that we have budgeted a 4% merit increase for 2024. We've also included another 1% toward market or equity adjustments. One of the big items that has went over very well with employees is adding the matching program to our 457 plan. I think you will see that there will be a lot more employees that are going to participate in that plan, and it's been one of the top requests in surveys over the years. I think it's really good and we want to both recruit and retain employees. So, I think that is important, and it kind of gives us a little bit of a notch and gets people thinking about retirement, which we want good employees to stay here and retire from here. We also have a couple of new departments. The Clerk-Treasurer term ends 12/31/23, and there will be a new elected position of the Clerk, and an appointed Controller to run the Department of Finance. This budget does include several additional staff and new positions. The number is approximately 28 full-time equivalents in this budget. There are 12 in the Fire Territory, 5 in the Police Department, 3 in DPW, 2.5 in Parks, 1.5 in Finance, 1 in HCCC, 1 in Clerk, 1 in Admin, and .5 in Development Services – that is one full-time employee, but it's starting in the middle of the year. The last piece, Capital Projects, I didn't want to list all of them because there are some existing projects that are going on as well as a lot of new projects for next year; road projects, utility projects, just a lot of stuff going on and this budget – as you'll see in some of the numbers – has quite a bit budgeted out of TIF and Capital Funds for those Capital Projects, to keep up with the growth in the town. So, what are the numbers? This is just a really high-level, but the property tax funds – there are 11 of those funds – it's about \$54.6 million from those funds; a 14.8% increase from the 2023 original budget. And I emphasize original because the next slide is going to have both original and revised budgets on it. So, about a 14% increase in operating. The 25% increase in the debt rate is a little bit deceiving. We finished paying a bond off in 2022; the debt rate actually dropped off over 18% this year. So, we added the park bond this year. So, now we're going back up to approximately where we were, a little bit higher. A small Capital increase. Again, those are just the property tax funded funds. Then we have other proposed budgets. TIF, \$43 million, 21% increase. Utility budget, a very small increase at \$23.5 million. And then other funds are basically anything that's not property tax, TIF, or utilities. So, that's a significant chunk as well; a \$24 million budget. The total proposed budget in all 57 funds is \$145,363,335, a 13.3% increase from 23'. So, this contains a lot of the information that was just on that slide. The difference is we have a 2023 revised column in the middle. And the revised budget is just your original budget, plus all approved, year-to-date additional appropriations. And I don't think we're finished; we're advertising an additional appropriation for the next meeting, and we may have one more after that. But when you go to the bottom, that number on the previous slide was 14.8% proposed compared to the original. When you add in your additional appropriations, the difference is only a 7.8% increase. So, where do we spend our money? Well, the largest portion, just under 40%, is for operations. Next is TIF, and then Utilities, Capital, and Debt. I will mention the Debt piece is only the property tax debt. Utilities and TIF, part of that budget is to repay debt – the Utility debt or the TIF Debt. So, there's some Operating in the Utilities, as well as Debt and Capital. TIF is mostly Capital and debt payments. And then obviously, the Capital is just for Capital, CCD, CCI, fire equipment replacement, etcetera. This didn't change much from 2023; they're within a percent or so of the shared. So, just this blue piece, the Operations, this is a breakdown of the Operating Funds. If you add up Police, Fire, and HCCC, you're just over 60% of the budget for public safety. The General Government is Finance, Clerk, Admin, and Court, making up 13%. And then in order, Parks, Streets, Development Services, and IT. That was how we spend our money; this is how we fund those budgets. Our largest single revenue source is the Tax Increment. Second is Property Tax. If you think about it, they're really both Property Taxes. The Tax Increment being paid by Commercial and Business, and then Property Tax by mostly Residential. So, there's 48% of our revenue sources. The Charges for Service is next. The biggest part of Charges for Services are the utility bills. It also includes ambulance fees and Park Receipts; those are kind of the three main sources of Charges for

Service. We have some Income Tax at 16%, Other Tax at 5%. I will say that we have a piece of the pie this year that says Interest, because of the interest rates. Even though it's only 4% of our total resources, we're expecting about \$4.8 million in interest next year, and some of that is already locked in with our CD Ladders. So, we know what those are going to be. Looking at it a little bit differently, this is sort of your general government, taking out the TIF and Utilities; kind of more a standard way of looking at your revenue. 37% Property Taxes, 27% Income Tax. I would say, at some point, we will see those leveling out because Income Tax is growing faster. So, I think at some point – it will be several years down the road – but we might see Income Tax take over as a larger portion of the revenue. As you see, the Charges for Services is 13%. Again, that's mostly for ambulance and Park Receipts. And the Interest grows to 6% when you take out TIF and Utilities. So, this is a list of all 11 of the funds that are funded by Property Taxes. Again, you saw that number before, the \$54.6 million is the budget. The advertised Levy is \$36.7 million. The advertised rate is \$1.29, which I'll go ahead and speak to on the next slide. It says, "Rate Max," we have to advertise high. Part of it is just to make sure that if we've got any kind of mathematical errors, we want to give a little bit of a cushion. So, what do we expect them to be? We expect the budgets to be adopted just as they are published. The actual levies will be less. We're estimating about \$28 million compared to the \$36.7 million in the advertisement. Again, we do that conservatively because we can't adopt anything higher than what we publish. And finally, we expect the Tax Rate to be equal to the current rate of 0.8145 next year.

Mr. Brandgard: Thank you.

Mr. Dyson: Anyone have questions?

(Brief pause)

Mr. Dyson: Okay, thank you.

Mr. Brandgard: This is a public hearing. Is there anybody in the audience that wishes to address us concerning the 2024 Appropriations and Tax Rates?

(Brief pause)

Mr. Brandgard: Again, this is a public hearing.

(Brief pause)

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

## **BID OPENING**

Mr. Brandgard: We have a bid opening this evening – Town-Wide Cleaning Services.

Mr. Lahey: I have a proof of publication if you don't already have it.

Mr. Daniel: I don't have it.

Mr. Lahey: And then Bri is passing out the bid form.

Mr. Brandgard: Do we have proof of publication?

Mr. Daniel: Yes, we do.

Mr. Brandgard: Thank you. And we have bids?

Mr. Daniel: Yes, let the record show, the Clerk-Treasurer has provided me with two bids. The first bid is from D1 Restoration, Mooresville, Indiana.

(Mr. Daniel reviews the bid from D1 Restoration)



Mr. Daniel: D1 Restoration bid is in proper form. D1 Restoration bid is \$305,280.

Mr. Brandgard: That's for the year?

Mr. Daniel: Yes. The next bid is from ATS Facilities Services, Greenfield, Indiana.

(Mr. Daniel reviews the bid from ATS Facilities Services)

Mr. Daniel: ATS Facilities Services bid is in proper form. The bid for ATS Facilities Services is \$754,049.13. that's \$754,049.13, annually. That's all the bids.

Mr. Brandgard: Okay, thank you. The engineer's estimate was \$30,000 for a month, or \$360,000 a year. Again, the engineer's estimate was \$360,000 a year. I wish to thank everybody who took the time to turn in a bid for the town-wide cleaning services. I'd like to have a bid review committee made up of John Archer, Bri Brown, Nate Thorne, Andrew Klinger, myself, and John Lightner to review the bids and come back with a recommendation. Thank you.

## **TOWN MANAGER AND STAFF REPORTS**

Mr. Brandgard: I'll go to the Town Manager's and staff reports.

Mr. Klinger: Yeah, so we have a few individuals who would like to give a report this evening. I'll start with Mr. Lahey. Dave, if you want to give your downtown update.

Mr. Lahey: Thank you. Apparently, another month has gone by. It goes by quickly, it seems, these days. I think the most important item on the update for this month is that the Council Chambers finishes are underway nicely. We've seen great progress on the drywall. There's a cloud drop ceiling that's being progressed. The backdrop wood paneling is looking near complete. And they installed the dais, including the solid surface material. There's still some touchup work, some trim, and things like that, but they have the dais on site. It's a fairly complicated deal with templates and everything else, so for it to actually work without complaints was a good thing. So, we were happy about that. The masonry veneer is nearing completion, with only Main Street left to be completed, and we anticipate that, probably in the next six weeks from now. AGM, you may have noticed, is installing window frames around the building, and even some window glass was installed – at least on Center Street, some of the glass over there. Steve Reeves has been working to complete the wall and roofing systems. We've had some issues with – as we've tried to build out the AV, the delineation line, there was a little bit of leakage into the boardroom, which we did not like, but I think at the very least it is slowing down dramatically, if not totally stopped, as they complete that system, particularly in that area. Gibson-Lewis is hanging drywall at a pretty rapid clip throughout the building, which means that the underlying wall system, mechanical, electrical, etcetera, are complete behind those walls. We have – for the first time we've seen the opening occur between the multipurpose room and the bridge connecting the second level, or balcony level of the Performing Arts Center. With regard to Gibson-Lewis, we're seeing the painters following behind as quickly as they can, to get the wall systems painted. Electric Plus is landing wire and cable runs, and building out the electrical IDF rooms. That includes switches and receptacles throughout the building. It's important – even though we've had fantastic weather, it's clear that we need to get the HVAC systems operational, and H&H is on track. There was a crane, in fact, on site this week, which removed two lifts from the mechanical mezzanine, which is a good sign. That means they're done with the lifts. So, that was about a half a day exercise, or maybe even a couple of hours. And that included a lot of the sheet metal, etcetera, in that room. There's even been some plumbing fixtures installed throughout the building. Mink Excavating will begin work on the hardscapes for the site work, within the next month. They'll be working clockwise from the loading dock area. So, you may have noticed the loading dock walls have been installed; the trench drain has been installed. And tomorrow at 8:00 a.m., we'll have the first loading dock pour. So, that's really the beginning of the site work package in that area. And then obviously, Krewson Avenue project between Center and East is substantially complete, including the pavement markings, curbs, sidewalks, ramps, and

foundations for streetlights, which is not unusual in this industry. The streetlights of course, are on backorder, and they're expected to be installed in the spring. However, we do have some Duke lights that will remain at the intersections, and those were actually reinstalled as part of the utility relocation effort because we're trying to cover our bases. So, that worked out pretty well. Although, the new streetlights will be nice when they get here.

Mr. Brandgard: Yeah

Mr. Lahey: I think that completes the report on the downtown projects, unless there's any questions or comments.

Mr. Brandgard: Good to see the progress.

Mr. Bridget: (microphone not on) (inaudible)

Mr. Lahey: Yes. I did have one other item. We did make contact with business furniture on the furniture install for the council chambers, which we're targeting Thanksgiving week for that.

Mr. Brandgard: Good, thank you.

Mr. Lahey: Thank you.

Mr. Klinger: Alright, thank you, Dave. Scott Singleton also wanted to address the council regarding Avon Avenue.

Mr. Singleton: Yes, this is no new information for you all, but I just wanted to take the opportunity to get in the public realm a little bit and reiterate that we are having a public information meeting tomorrow about the proposed roundabout at Avon Avenue and Township Line Road, otherwise known as County Road 300 South. We'll be over at the rec center. We'll be there around 4:00 p.m. getting set up, but the public meetings will open up about 4:30 p.m. and run till about 7:30 p.m. We'll have two different sessions, about an hour and a half with a little video in between to kind of let people know what's going on, and we'll be there to take any questions. All this information of course, is published on the project website, too, which has been publicized. Stephanie has been very helpful in getting all this stuff out through our Plainfield Post and through our social media accounts. So, hopefully we'll have a – anybody that's interested will have the opportunity to come out and comment. So, I just kind of wanted to get that out there. So, thank you very much.

Mr. Brandgard: Great, thank you.

Mr. Klinger: Thank you, Scott. Next, Brad DuBois from Plainfield Chamber of Commerce also would like to address you.

Mr. DuBois: I just wanted to say thanks for the parade this year, the Plainfield Chamber Quaker Day Parade. Arguably, it was probably the biggest one we've had. This year we had well over 100 entries. It took a while to get down U.S. 40, but it was great. I just want to thank again, the police department, DPW, the fire department, everybody that (inaudible), everybody that volunteered, it was a great event. For those of you who missed it, I'm sorry you did. It was great. It was an absolute fun time. That's it, thanks very much.

Mr. Brandgard: I have been told it was a really great parade, and I'm sorry I wasn't there.

Mr. DuBois: Yeah, we'll do it again next year.

Mr. Brandgard: Yeah, we'll do it again.

Mr. DuBois: Yeah, we will. Thank you.

Mr. Brandgard: Thank you.

Mr. Klinger: I think we couldn't have had better weather. It was perfect. Yeah, it was a great event. We also had another great event this past weekend with the Inaugural Back Your Badge Marathon. It well surpassed any expectations I had, in terms of that event; nearly 900 participants. Really well done; we're getting a lot of comments back, and it was really well – a professionally done race that really helped show off the community, and it sounds like, was enjoyed by everyone who participated. So, we'll probably have some more on that...

Mr. Kirchoff: Along that line, I'm sure we'll have some opportunity to thank the staff that...

Mr. Klinger: Yeah, absolutely. Greg Williams in particular was integral in making this event happen; worked a lot of hours over the last year. But you know, Stephanie and others were involved as well. So, yeah, we'll have an opportunity to bring them in front of you as well. A couple of other things – we have a lot of events this time of year – because the next one is International Festival on October 7<sup>th</sup> at the Shops of Perry Crossing. So, new venue, and very excited about the fourth International Festival. I think it continues to grow. And like I said, new venue this year with it being at the Shops of Perry Crossing. So, we're excited about working with the folks at the mall to help generate a little bit bigger crowd at the mall, and maybe people will do a little bit of shopping while they're there. So, excited about that one coming up. The only other thing that I wanted to mention this evening was just that the next couple of weeks are a little crazy. I will be out of the office more than I'm in the office. We have the ICMA conference coming up next week. I'll be around this week, but next week, I'll be away at the ICMA conference for the bulk of the week. And then, the following week is fall break, and I do intend to travel with my family on fall break. So, you may not see much of me over the next two weeks, but we'll get back at it in mid-October. That's all I have unless you have any questions for me.

Mr. Brandgard: Thank you.

## **OLD BUSINESS**

Mr. Brandgard: Kent, any old business?

(All council members indicate "no")

## **NEW BUSINESS**

Mr. Brandgard: New business?

(All council members indicate "no")

## **RESOLUTIONS**

Mr. Brandgard: We do have two resolutions this evening. First is Resolution No. 2023-35 – A Resolution to Authorize a Transfer of Appropriations – LIT Public Safety, Fire Territory Equipment Replacement, and EDIT.

Mr. Angle: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2023-35. 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

Town Council Resolution No. 2023-35 has been approved and adopted.

Mr. Brandgard: We also have Resolution No. 2023-36 – A Resolution Confirming Interest by the Town in the Purchase of Real Estate for Public Purposes (1.74 Acres on S 975 E).

Mr. Bridget: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2023-36. 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

Town Council Resolution No. 2023-36 has been approved and adopted.

Mr. Brandgard: Thank you.

**ORDINANCES**

Mr. Brandgard: We also have the First Reading of Ordinance No. 32-2023 – An Ordinance for 2024 Appropriations & Tax Rates.

Mr. Kirchoff: So moved.

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the First Reading of Ordinance No. 32-2023. Again, 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. 32-2023 is approved.

Mr. Brandgard: Thank you.

**COUNCIL COMMENTS**

Mr. Brandgard: Anything else to come before the council?

Mr. Angle: I think just a real quick comment. You know, I failed to mention this earlier in old or new business, but Steve and his finance department, Bob, have done a phenomenal job with the display, and information they've provided during these public meetings has changed dramatically the past 5-7 years. I really credit your perspective on how it's absorbed – but just the general population, and I think it has really made a big difference. So, great job. Keep up the good work. Thank you.

Mr. Brandgard: Yes, well said.

**ADJOURNMENT**

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. Angle: Second

Mr. Brandgard: All those in favor?

(All ayes)

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

DocuSigned by:  
*Robin G. Brandgard* 10/10/2023  
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Robin G. Brandgard, President

DocuSigned by:  
*Mark J. Todisco* 10/10/2023  
3C89C0DDFB63426...

Mark J. Todisco, Clerk-Treasurer