

PLAINFIELD TOWN COUNCIL

October 23, 2023

7:00 p.m.

CALL TO ORDER

Mr. Brandgard: Welcome to the Plainfield Town Council meeting for Monday, October 23, 2023. We're open for business.

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 October 9, 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 October 20, 2023.
4. Approval of the 2024 Town of Plainfield Holiday Schedule, per the Human Resources Report.
5. Approval of the agreement with Tapestry Solutions, in an amount not to exceed \$17,000, to provide 2024 employee training programming, per the Administrative Services Report. (Funded from General Fund).
6. Approval to recruit for an additional IT Specialist position, per the Administrative Services Report. (Funded from General Fund)
7. Approval of the contract with Holzknacht Outdoor Services, pending legal review, for snow and ice removal services at the Plainfield Civic Center Campus and Parking Structure, in accordance with the hourly rate schedule on Exhibit B, per the Administrative Services Report. (Funded from General Fund)
8. Approval to complete the IDHS 2023 State Homeland Security Program Investment Grant Application for the purchase of a Lenco BearCat Armored Rescue Vehicle, per the Public Safety Report.
9. Approval to gift retiree Corporal Jeremy Harris his service pistol in accordance with the service weapon request and release waiver policy, per the Public Safety Report.

10. Approval to adopt a trained gun detection K9, from the Hendricks County Animal Shelter, per the Public Safety Report.
11. Approval of Change Order No. 1 with Patterson Horth for Franklin Park Renovation Project, in the amount of \$347,278, for additional playground amenities and dumpster enclosure, per the Community Services Report. (Funded from Park Bond Proceeds, Park Impact Fees, and Food & Beverage Fund).
12. Approval of a contract with Palfinger Equipment, in an amount not to exceed \$150,000, to purchase a bucket truck, per the Community Services Report. (Funded from Local Road & Street Fund)
13. Approval of a fee reduction for Plainfield Health Care Center in the amount of \$6,514.42, as directed by the Town Council at the October 9th meeting, pending legal review, per the Community Services Report.
14. Approval to enter into a sanitary sewer recapture agreement with James Wallace, providing service to 6931 South CR 600 East, per the Development Services Report.
15. Approval of an encroachment agreement with CenterPoint Energy Indiana North regarding a sanitary sewer line to be installed serving 6931 S CR 600 E, per the Development Services Report.
16. Approval of Work Order 23-31 with Butler, Fairman, & Seufert, in the amount of \$53,000, for project and environmental coordination associated with the Nature Park and other lands south of I-70, per the Development Services Report. (Funded from Nature Preserve Fund)
17. Approval of Work Order 23-32 with Butler, Fairman, & Seufert, in the amount of \$32,000 for the design of trail parking areas, trail signs, and mapping needed to add trail segments at the Nature Park, per the Development Services Report. (Funded from Nature Preserve Fund)
18. Approval of the 2024 Budget of the Plainfield Economic Improvement District.

Are there any changes or corrections to the consent agenda?

Mr. Angle: None, move to approve.

Mr. Kirchoff: (microphone not on) (inaudible) (second)

Mr. Brandgard: We have a motion and a second to approve the consent agenda as read. Before we call the vote, I'll make a note, I was not at the October 9th meeting, so I will abstain from that.

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

Mr. Brandgard: I'm just abstaining from item 1.

Mr. Todisco: Oh, okay. You approve of everything but item 1.

Mr. Brandgard: Yes

Mr. Todisco: The Plainfield Town Council consent agenda for 10/23/2023 has been approved and adopted with the item 1 exclusion.

Mr. Brandgard: Thank you.

BUSINESS FROM THE FLOOR

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

(Brief pause)

Mr. Banipal: My name is Gagandeep Banipal, and I live at 5925 Remrod Drive, Plainfield, Indiana. I'm here to address an issue. Hello everyone.

Mr. Brandgard: Hello. I just want to say relax; you're okay.

Mr. Banipal: Hello everyone and respectable council members of the Town of Plainfield. I apologize in advance if I do make any mistakes while my speech because this is my very first time speaking in front of a respectable Town Council. So, we are here today, addressing the issue of truck drivers who live in the town of Plainfield, not the over the road drivers who park throughout town. There are so many people here; they moved from different states like California, Georgia, New York, Jersey, pretty much all over the United States. They have decided to live in Plainfield because of the good quality of life and the job opportunities because of all the warehouses, and they have built in and around Plainfield. We pay taxes here. Our trucking companies are also based out of Plainfield, and we pay taxes for our trucking companies here as well. Me personally, I haven't left the Town of Plainfield in the past six months because I work one mile from where I park my truck, which is at 2551 Commercial Drive, Plainfield, Indiana. For other loads that we run, we pick them up from (inaudible) in Plainfield, and we run to prison over in (inaudible) Indiana, about six loads a day. We just want to be able to park our trucks and trailers close to home, to cut down on long commute. Our trucks are safe in Plainfield because of the low crime rate in our community, and it's affordable. (inaudible) the town ordinance to do our best not to park or visit our homes with our trucks so that we do not destroy the infrastructure that is not designed for large trucks. There are many other businesses around the warehouse district that allow their truck drivers to park their trucks on the lot – like Magnum across the street where we park – and we are just asking for affordable location to park trucks and trailers and remain residents of Plainfield. Our kids attend Plainfield schools, and we shop in Plainfield and play at all the same places as everyone else, but we feel like we are looked at as less than because we drive a truck and have no decent place to park them. There are close to 500 families that live in Plainfield – to my knowledge, but the number could be very higher – that own their own trucks and trucking companies. We just don't have anywhere to park them close to home, that is affordable. I have been parking my truck at 2551 Commercial Dive for the past eight years. We never caused any problems. We kept our yard neat and clean. We never had any run-ins with the law. And I always heard from our politicians that small businesses are the backbone of this country. We are not just truck drivers; we own our own companies, so therefore, we are small business owners. Now we feel like we are pushed out of our own town. I really hope the respectable Town Council understands our pain and they'll help us resolve this issue. I would like to schedule a follow-up meeting with someone so we can find some common ground. Thank you.

Mr. Brandgard: Thank you. You did a very good job at presenting what you wanted to tell us. Thank you. I think with that, we do have a problem, and the way to fix that is to sit down and discuss some way to do that. And I appreciate your offer. We would be happy to sit down with you and come up with a solution that will work for everybody.

Mr. Banipal: I really appreciate you guys.

Mr. Brandgard: Thank you very much. Is there anything else? With that, I want to reiterate, thank you for coming in. We can't solve a problem if we don't know what it is and work on it. So, thank you. Any other business from the floor?

(Brief pause)

BID OPENING

Mr. Brandgard: With no other business coming forward, we'll go to the bid opening for the Fire Station 123 remodel. I believe we have four bids submitted.

Mr. Daniel: I have four bids. Mr. Clerk Treasurer, is that all that's been turned in?

Mr. Todisco: That's all.

Mr. Daniel: The first bid is from 3 D Pro.

(Mr. Daniel reviews the bid from 3 D Professional Contracting)

Mr. Daniel: 3 D Pro's bid is in proper form. The bid of 3 D Professional Contracting Inc., Lebanon, Indiana, is \$1,316,000. That's \$1,316,000. Alternate bid 1 is \$256,000; \$256,000.

Mr. Brandgard: Thank you.

Mr. Daniel: Bid number two is from Davidson & Associates, Indianapolis, Indiana.

(Mr. Daniel reviews the bid from Davidson & Associates)

Mr. Daniel: Davidson & Associates' bid is in proper form. Davidson & Associates bid is \$2,324,064; \$2,324,064. The bid for Alternate bid is \$440,000; \$440,000.

Mr. Brandgard: Thank you.

Mr. Daniel: Bid number three is from Ferguson Construction Company, Greenfield, Indiana.

(Mr. Daniel reviews the bid from Ferguson Construction Company)

Mr. Daniel: Ferguson Construction Company has put their financial information in an envelope, and the envelope says to be opened only if low bidder. That's not normally the way we do this, so I'll leave it up to you as to whether or not you want to reject this bid or go ahead and open up the financial information envelope and satisfy ourselves that it's okay.

Mr. Angle: I think it's pretty clear in the specifications of bidding that that information be made available for review in the bid process.

Mr. Daniel: Right, it absolutely is.

Mr. Angle: So, I think that's outside of the specifications. I don't recommend making a convenience to this one since they...

Mr. Daniel: Well, it's pretty clear. It says, "only if..." (inaudible)

Mr. Angle: I think it's removed, unless there's somebody who's on the committee for Fire Station remodel has...

Mr. Daniel: I'm sorry, Bill?

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

Mr. Daniel: No. I mean, we've had it submitted sealed, but it didn't say on the sealed document that it's only to be opened in the event they are the low bidder.

Mr. Brandgard: Is there somebody here representing Ferguson?

(Brief pause)

Mr. McPhail: I think we should reject the bid.

Mr. Brandgard: Motion?

Mr. McPhail: That is a motion.

Mr. Kirchoff: (microphone not on) (inaudible) (second)

Mr. Brandgard: We have a motion and a second to reject the bid due to not wanting the financial information opened up. All those in favor signify by aye.

(All ayes)

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

Mr. Daniel: The fourth bid is from STS Construction Services, Greenwood, Indiana.

(Mr. Daniel reviews the bid from STS Construction Services)

Mr. Daniel: STS Construction Services' bid is in proper form. The bid is \$1,328,585; \$1,328,585. Alternate bid number one is \$300,000. that's all he bids.

Mr. Brandgard: Thank you. I want to thank everybody who submitted a bid. We appreciate your efforts. The architect's estimate was \$5 million. Again, the architect's estimate was \$5 million. I'd like to have a bid review committee of Brent Anderson, Jared McKee, Robin Brandgard, John Archer, and Ron Wilson to review the bids and come back with a recommendation. Thank you.

TOWN MANAGER AND STAFF REPORTS

Mr. Brandgard: We'll go to Town Manager and staff reports.

Mr. Klinger: Yeah, so, since we did not get to Mr. Lahey during the work session, I would ask him to come up and give a report on downtown and updates on those projects in the downtown.

Mr. Lahey: Thank you. So, another month has gone by. This is the month 35 report, so next month will be the 36 report, obviously. The loading dock screening walls and the pedestrian (inaudible) on the west side of the loading dock, from the parking lot, that has all been installed, as well as the concrete portion of the loading dock. We're seeing, as of today, the curbs for the parking lot on the east side have all been installed, and we are beginning to do some of the sidewalks in the pocket area north of the Arts Center, and that's where the Values Lantern will go. There's actually a stake and a conduit already installed at the location of the Values Lantern. So, if anybody stops by, you'll be able to see that tall stake that represents that location. We're looking to see some work as far as electrical – they did get the irrigation conduit installed along the east side of the building. So, next step is some electrical work, which we'll see this week. We did get delayed a little bit due to some activities essential to the building at the southeast corner vestibule. The storefront glass is being installed a little bit today. They got started, and I think it's being done tomorrow, and then they'll no longer be needing that area, so that allows the site work to proceed. The other elements of the building envelope are nearing completion (inaudible) finish up some of the dark bronze material that tops of the building. The council chamber finishes are progressing nicely. We're seeing the storefront glass curtain wall being installed, and probably 75% of the glass, which is basically the last piece of the hard construction in that, to enable the

council chambers to open and be operational for council meetings in the month of December. Here within the next couple of weeks, we will advise the Town Manager as far as whether the full calendar of activities in the council chambers can be scheduled as early as the month of January. (inaudible) only the two council meetings in December are able to be used in that room because of the fire alarm restraints. But we're hopeful that that will get resolved, and we'll know here in the next couple of weeks whether that will be resolved in time for all meetings slated for 2024 to be able to use the council chambers. If we don't make the January date, it might be February, March at the latest. So, it's not – the end is near, but we just want to make sure that if we do schedule all the meetings, that it's not based upon the fire alarm system restraints. The masonry veneer is probably about a third to halfway done along Main Street, and we'll see that scaffolding shift to the west side of that Main Street area here within – I think, this week. We should be able to do that, which will then allow the storefront glass to be installed in those last two areas there along Main Street. I was on site today, and I observed elevator two; all the guts of it are installed. I did not see the status of the freight elevator though, so I'm not sure, but I know that they are working on that. The light gauge framing that supports as the weight continues to the back on the main floor, as well as the balcony level, that light gauge framing has been installed completely. So, that gives a concrete deck, and then the seats sit upon that. And those areas that are above elevation 100 on the main level and then the main balcony level, which is elevation 120. So, anything below that is basically installed already, it's really just how do we – which is all according to plan – but how do we continue basically, that (inaudible) effect so that you're not staring at the back of somebody's head when you're trying to look at the stage. Quite a bit of drywall is proceeding nicely – Gibson-Lewis is doing that. In the basement, we're seeing the very beginnings of a finished product – you know, tile, finished painting, millwork, all of the light fixtures even installed, millwork, and doors. We intend to get at least the intermediate course of pavement installed, in the parking lane along Center Street, before Thanksgiving, basically when the weather window for pavement ends, around that time usually. And then we'll surface the parking lot there, the east side of the parking lot. The vast majority of the parking lot is done, but about where the inlets are, there on the east side, they're kind of in line with the generator enclosure. That area will get milled and then overlaid over to the curbs and up to the loading dock areas. So, the intent there is that will be 100% complete before winter. We've got some constraints on the parking lamps on Center Street with the gas company, and some other issues that look like when they run out of time to get the surface course installed, but we'll do that first thing in the spring if we don't get everything done that we need to there. We're seeing Keith Hall progress nicely with the lights in the alleyways. So, we've got bollard lights installed along the north side – well, at least the underground portion of the bollard light. It's all along the north side of the parking structure. We're seeing work to have overhead lights and the bank property, and all that work is occurring in the alleys. And then we're continuing to make progress here with the (inaudible) in the south side, to get the globe lights installed there, and then same thing on the north side. The lights on the north side were originally from the parking structure circuitry, and then the string of light on the south side of the wall originate from the flower shop, just like the two existing lights always have. And I don't know, Kent, that's probably been 25-30 years ago. It's been a long time – I barely remember it, let's just put it that way. You were probably part of that, right?

Mr. McPhail: Yeah

Mr. Lahey: We're having very good discussions with a potential tenant on the café space, which we hope to see some resolution on that here probably within the next couple of weeks. That is basically my report for this month unless you have any questions or concerns.

Mr. Brandgard: Good, thank you. Good progress.

Mr. Lahey: Definitely can see the light at the end of the tunnel.

Mr. Brandgard: Yes

Mr. Lahey: It may not be a speeding train. Thank you.

Mr. Brandgard: Okay, thank you.

Mr. Klinger: Thank you. The only other thing I had really was you should have received an invitation via email for the groundbreaking for Splash Island. That's later this week. We're excited to get that project started and look forward to seeing who can make it to that event coming up. And I did also just want to mention that we, I think it was in reports about – we are starting to plan for the solar eclipse that's going to happen next spring. We sit pretty close to ground zero on this, so central Indiana is probably going to have a lot of visitors. And so, we're already thinking ahead and starting to prepare and plan, both to have a fun time with various events but also preparing for what might come from having so many people gathering in one spot and being prepared from an emergency standpoint. That's just an FYI, I guess, but we have some planning going on this week on that as well. I think that's all I have unless you have any questions for me.

Mr. Kirchoff: (inaudible) if we're not meeting here, we probably need to post our new location for our meetings in December.

Mr. Klinger: Yes, so I'm still kind of waiting on that word from Dave on exactly what that looks like, but yeah, for the council meeting, we definitely...

Mr. Kirchoff: That's what I mean.

Mr. Klinger: ...will be in there, so I'll make sure Melanie gets the changes posted and notice to the appropriate parties. And then we're trying to work on the calendar for 2024, and that, of course, depends on what Dave tells me on when we can start moving all of our meetings into that room. We're on top of that.

Mr. Kirchoff: Okay, thank you.

OLD BUSINESS

Mr. Brandgard: If there's nothing else, Kent, any old business?

Mr. McPhail: I just might add to Andrew's comment on the solar eclipse, Visit Hendricks County has a grant program, some grant money available to local businesses and organizations that they can apply if they're planning events around it – make sure everybody knows that.

Mr. Bridget: Mr. President, old business having to do with Hendricks County LIVE. Last week Hendricks County Bank announced that they would be a multi-year season sponsor for Hendricks County LIVE, which is very, very welcome. And the other thing, on Friday at about 6:00 p.m., we found out that the Clowes Memorial Foundation has approved a new Steinway piano for our main auditorium. So, they have great confidence in our potential and our future. So, I just wanted to make sure that was known.

Mr. Brandgard: Good, thank you.

Mr. Klinger: And that piano is no small task. I mean, that's a significant dollar amount associated with that.

Mr. Bridget: It is significant.

Mr. Klinger: Yeah

NEW BUSINESS

Mr. Brandgard: New business?

(all council members indicate “no”)

Mr. Brandgard: None?

RESOLUTIONS

Mr. Brandgard: We’ll go to resolutions. We have one resolution tonight. It’s Resolution No. 2023-38 – A Resolution Authorizing Certain Amendments to the Hobbs Station Project Agreement.

Mr. Kirchoff: So moved.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2023-38. 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. 2023-38 has been approved and adopted.

ORDINANCES

Mr. Brandgard: Okay, under ordinances we have the First Reading of Ordinance No. 34-2023 – Amending Chapter 31, Section 21; Chapter 32, Sections 001 And 018; Chapter 36, Sections 002 And 003 And Chapter 37, Sections 01 And 02 of The Plainfield Town Code.

Mr. Angle: Move to approve.

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve the First Reading of Ordinance No. 34-2023. 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. 34-2023 is approved.

Mr. Brandgard: Thank you. We also have the Second Reading and Adoption of Ordinance No. 33-2023 – An Ordinance Authorizing an Additional Appropriation – Nature Preserve, General Fund.

Mr. Bridget: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: Motion and a second to approve the Second Reading and Adoption of Ordinance No. 33-2023. 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

Second Reading of Plainfield Town Council Ordinance No. 33-2023 is approved and adopted.

Mr. Brandgard: Thank you. We also have for the Third Reading and Adoption, Ordinance No. 32-2023 – An Ordinance for 2024 Appropriations & Tax Rates.

Mr. McPhail: Move to approve.

Mr. Angle: I'll second.

Mr. Brandgard: Motion and a second to approve the Third Reading and Adoption 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

Third Reading of Plainfield Town Council Ordinance No. 32-2023 is approved and adopted.

Mr. Brandgard: Thank you.

COUNCIL COMMENTS

Mr. Brandgard: Do we have anything else we need to bring up?

(Brief pause)

ADJOURNMENT

Mr. Brandgard: If not, I'd entertain a motion to sign the documents requiring signature and adjourn.

Mr. Angle: So moved.

Mr. Kirchoff: Second

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

(All ayes)

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

DocuSigned by:
Robin G. Brandgard 11/14/2023
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Robin G. Brandgard, President

DocuSigned by:
Mark J. Todisco 11/14/2023
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Mark J. Todisco, Clerk-Treasurer