

# PLAINFIELD TOWN COUNCIL AGENDA

February 24, 2020

7:00 p.m.

## PLEDGE OF ALLEGIANCE

## ROLL CALL TO DETERMINE QUORUM

## CITIZEN RECOGNITION

- Plainfield Community of Values Resident Award
  - Heather Bender / *Honesty*

## PROCLAMATION

- Disability Awareness Month

## CONSENT AGENDA

1. **Approval** of the Minutes of the Town Council meeting of February 10, 2020.
2. **Approval** of reports dated February 19, 2020 from the following departments:

Administrative Services	Parks and Recreation
Clerk-Treasurer	Police Department
Development Services	Plainfield Fire Territory
HCCC	Town Manager
Public Works	
3. **Approval** of the 2020 Summer Sewer Rate Program, per the Clerk-Treasurer's Report.
4. **Approval** of a Contract with Innovative in the amount of \$15,000 for Video Production for the Town of Plainfield (Highlighting Economic Development), for inclusion in the IndyChamber Database, per the Communications Report. (Funded from EDIT)
5. **Approval** to Add the Generator at Fire Station 121 to the existing WW Williams Preventative Maintenance Agreement in the amount of \$495, per the Fleet & Facilities Report. (Funded from Fire Territory Operating)
6. **Approval** to Purchase a John Deere XUV825E from Reynolds Farm Equipment for \$12,787.16 per the Fleet & Facilities Report. (Funded from Wastewater Collections)
7. **Approval** to Purchase an HDT Trailer from Spencer Trailer Sales for \$7,400, per the Fleet & Facilities Report. (Funded from Wastewater Collections & Wastewater Distribution)
8. **Approval** of an Insurance Consulting Agreement with ONI Risk Partners, INC via HBG Insurance in an amount not to exceed \$50,000; for Advisory and Brokerage Services for Workers Compensation Insurance, Vehicle, Property, and Inland Marine Insurance, and Risk Management and General Liability Related Insurance Coverages, pending legal review, per the Human Resources Report. (Funded from General Fund)
9. **Approval** of an Insurance Consulting Agreement with H.J. Spier Co., Inc. for Advisory and Brokerage Services for Employee Life Insurance, Employee Health Insurance, and Related Ancillary Employee Insurance Coverages, per the Human Resources Report. (Funded from General Fund)
10. **Approval** of the Build-Operate-Transfer Agreement with Plainfield MADE, LLC/GM Development Companies, LLC to Construct the MADE@Plainfield Facility for an amount not to exceed \$35,948,838, per the Town Manager's Report. (Funded from Future Bonds & Six Points TIF)
11. **Approval** of the Project Operating Agreement with Plainfield MADE, LLC/GM Development Companies, LLC to Recognize the Applicability of Indiana Code Chapter 5-23-3 to the Transactions Described in the BOT Agreement and Establish Operator's Rights and Obligations as to the Project, per the Town Manager's Report.
12. **Approval** of Veridus Work Order #14 in an amount not to exceed \$451,000 to Establish Owner's Technical Representation Services for MADE@Plainfield Phases III & IV, per the Town Manager's Report. (Funded from Six Points TIF)
13. **Approval** of Notice to Proceed for Baker Tilly to Commence Preparation of Financing Package for MADE@Plainfield Construction, per the Town Manager's Report.
14. **Approval** of Consent to Encroach Agreement with Whirlpool Distribution (2801 Airwest Blvd) Regarding Eight (8) Incidental Directional Signs, per the Development Services Report.
15. **Approval** of a Sanitary Sewer Recoupment Agreement between the Town of Plainfield and Tammy Wrightsman Associated with Property Located at 10761 Bradley Drive, Indianapolis 46231, per the Development Services Report.

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16. **Approval** of a Reimbursement Agreement with Vectren Energy of Indiana in the amount of \$119,512.41 to cover costs to Relocate Natural Gas Lines that are in Conflict with the proposed Government Center and Performing & Fine Arts Center, subject to confirmation of funding, per the Development Services Report.
17. **Approval** of a Partial Assignment of Utility Easement from DR Horton Indiana d/b/a Westport Homes to the Town for the Purposes of Providing Water Service to the Fairwood Subdivision on Dan Jones Road, per the Development Services report.
18. **Approval** of a Temporary Easement Agreement between the Town and Rock Creek Partners LLC for the Purposes of Roadway and Utility Infrastructure Associated with Development of the Southwest Quadrant of I-70 and SR 267, per the Development Services Report.

## **PUBLIC HEARINGS**

- Tax Abatement – 14 Points Associates, LLC
- Consideration of Selection of Build-Operate-Transfer Vendor for Government Center and Performing & Fine Arts Center

## **BUSINESS FROM THE FLOOR**

- **Guidelines Governing the Conduct of Business from the Floor**
  1. The proceedings are recorded for public record purposes; please come to the podium located in front of the Meeting Room, give your name and address and make your presentation.
  2. Please make presentations as precise as possible; try to limit your comments to no more than five (5) minutes, and avoid repetition of points made by previous speakers. Each speaker will be allowed to speak only once.
  3. If possible, please designate a spokesperson for groups supporting or opposing same positions.
  4. Following your presentation please print your name and address on the speaker's sheet provided to ensure the official record reflects your appropriate name and address.

## **STAFF REPORTS**

## **TOWN MANAGER'S REPORT**

## **OLD BUSINESS**

## **NEW BUSINESS**

## **RESOLUTIONS**

- **Resolution No. 2020-07** – 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. 2020-06 Regarding – 14 Points Associates, LLC
- **Resolution No. 2020-10** – A Resolution to Dispose of Surplus Property – Plainfield Police Department & Plainfield Town Court
- **Resolution No. 2020-11** – A Resolution Confirming Interest by the Town in the Purchase of Real Estate for Public Purposes (7730 S CR 1050 E – Friendswood GC)

## **ORDINANCES**

### **Single Reading of:**

- **Ordinance No. 05-2020** – An Ordinance Approving Additional Appropriations – Fire Beneficent and Parks Non-Reverting Funds

### **Third Reading and Adoption of:**

- **Ordinance No. 34-2019** – 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 1 - Shady Lane/Township Line Road (2689 Township Line Road - Town Property)
- **Ordinance No. 02- 2020** – An Ordinance Establishing No Parking on Elm Drive from West Oliver Avenue to Sycamore Drive (**TABLED**)

## **COUNCIL COMMENTS**

## **ADJOURN**

***\*\*THIS IS A PRELIMINARY AGENDA FOR THE MEETING DESIGNATED ABOVE AND IS SUBJECT TO CHANGE UP TO AND INCLUDING THE CONCLUSION OF THE DESIGNATED MEETING\*\****