

PLAINFIELD TOWN COUNCIL

May 28, 2020

7:00 p.m.

Mr. Brandgard: I want to welcome everybody to the May 28, 2020 Plainfield Town Council meeting. Just to let everybody know, we do have a public hearing this evening and if you have any comments, please add them at that time; and I will make this message again. We have several items on the consent agenda this evening.

ROLL CALL TO DETERMINE QUORUM

Mr. Brandgard: Let the record show that all members are in attendance, and we have a quorum for conducting business.

CONSENT AGENDA

1. Approval of the Minutes of the Town Council meeting of May 11, 2020.
2. Approval of the Accounts Payable Docket of Expenditures and the Affidavit of Payroll, per the Clerk-Treasurer's Report.
3. Approval of the Human Resources Report dated May 20, 2020.
4. Approval of an Addendum to the Paid Time Off Policy, per the Human Resources Report.
5. Approval of the Annual Employee Health Insurance Renewal and Plan Document Adjustments, per the Human Resources Report.
6. Approval of the 2019 Annual Operational Report for Local Roads and Streets, per the Budget Director's Report.
7. Approval of an Addendum to the Existing Otis Elevator Contract for Plainfield Fire Territory Station 121, per the Fleet & Facilities Report. (Funded from Fire Territory Operating Fund)
8. Approval to Convey Parcel 32-09-30-470-002.000-012 by Quit Claim Deed to Real America Development, LLC, per the Development Services Report.
9. Approval to Convey Parcel 32-09-30-470-008.000-012 by Quit Claim Deed to Real America Development, LLC, per the Development Services Report.
10. Approval to Advertise for Bids for the CR 675 E Reconstruction Project, per the Development Services Report.
11. Approval of the Declaration of Restrictive Covenants for Conservation to be Recorded over the Mitigation Property that has been Constructed over the Well Fields Property just north of I-70, per the Development Services Report.
12. Approval to Accept the Bid from E&B Paving for \$531,669.69 as the Lowest, Responsible, and Responsive Bidder for the East Street Roadway Improvement Project, per the Development Services Report. (Funded from Redevelopment District Bonds of 2019)
13. Approval to Utilize Town of Plainfield Streets for the Relocation of a Home currently located at 126 N Center, per the Development Services Report.

14. Approval of a Partial Assignment of Development Agreement and Easement from PHG Plainfield, LLC, per the Development Services Report.
15. Approval of an Agreement for Professional Services with Banning Engineering in the amount of \$15,700 for Land Survey and Engineering Services related to the potential Hochreiter Land Purchase, per the Development Services report. (Funding from Cumulative Capital Development Fund)
16. Approval to Increase the Scope of Work for AT&T Relocation Efforts at the Downtown Redevelopment Project to include Relocation of Poles and Lines near the Center Street Parking Structure; increasing the Contract amount by \$24,888.73 to a total of \$93,623.39, per the Development Services Report.
17. Approval of a Request from Plainfield Community School Corporation to conduct a Fireworks Display near the High School Football Field on July 17, in Honor of the Plainfield High School Class of 2020, per the Town Manager's Report.
18. Approval of a Donation not to exceed \$1000 for the Planning Committee for the 2020 Plainfield Prom, per the Town Manager's Report. (Funded from General Fund/Community Promotions)
19. Approval to add Verizon as a subtenant to the tower located at 1200 South Center Street, owned by CTI Towers Assets LLC, per the Town Manager's Report.

Are there any additions or corrections to the Consent Agenda?

Mr. Kirchoff: Robin, on my copy of the Consent Agenda, items #8 and #9, said, "per legal review." Does that still need to be on there?

Mr. Daniel: Yes

Mr. Brandgard: Okay, my copy did not say that.

Mr. Klinger: Yeah, and actually, the name of the property owner I think you read was Real America, and there was a last minute change on that. Apparently, the property holder is going to be Haven Homes Apartments LP. So, on items #8 and #9, we need the name to be changed to "Haven Homes Apartments LP, subject to legal review."

Mr. Brandgard: Okay

Mr. Daniel: And also, #11 was to be removed from the Consent Agenda; on the restricted covenants for a conservation easement.

Mr. Brandgard: Okay, my error. I pulled this up and apparently the electronic version didn't get changed. Or at least when I opened it up, it wasn't changed.

Mr. Daniel: Okay

Mr. Klinger: I had the same problem. I think you have to refresh it to get it to update.

Mr. Kirchoff: With that being said, I move we approve the Consent Agenda as amended.

Mr. Brandgard: As amended

Mr. Angle: I second

Mr. Brandgard: We have a motion and a second to approve the Consent Agenda as amended. 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 Consent Agenda for 05/28/2020 is adopted as amended.

PUBLIC HEARING

Mr. Brandgard: Again, reminding, we have a public hearing considering a Personal Property Tax Abatement request for Stitch Fix, Inc. The facility is located at 134 Plainfield Road. If you have any comments concerning this matter, you may submit your comments in the messenger box of the LIVE stream site. (inaudible)

Mr. Klinger: So, as you read, this is a Tax Abatement request from Stitch Fix. This is a fairly well-known brand, I believe, nationally. The company actually already has a presence in Plainfield; they currently work through a 3PL. However, they are looking to bring that function in house and to expand it into a bigger space. So, it's both a retention and an expansion project. They intend to occupy GreenParke Three, the facility over there on Plainfield Road. And I believe the total investment is approximately \$6.5 million. About \$3.8 million of that is an abatable amount. I believe they plan to hire about 900 employees and their average wage is around \$20 an hour. So, it is recommended for approval, but it is, as you mentioned, up for public hearing. And I do not believe we have received any public comments to this point, but Melanie is monitoring the comments that are coming in during the meeting.

Mr. Brandgard: Okay, again, this is a public hearing for a Tax Abatement Request for Stitch Fix Inc. Andrew just said we have not received anything as of yet; you still have an opportunity to send a notice into us. Again, this is a public hearing. Have we had any comments from our LIVE stream messenger?

Ms. Noble: Mr. President, I have been monitoring the LIVE stream; I have published the public hearing comments to be posted and we have received no comments as of yet.

Mr. Brandgard: Okay, thank you. With that, we will conclude the Tax Abatement public hearing.

TOWN MANAGER'S REPORT

Mr. Brandgard: Do we have a Town Manager's report?

Mr. Klinger: I want to just give you a quick update on the small business grant program that the Council approved, I think just the last meeting. A lot has happened since then; maybe it was two meetings ago. I don't know, a lot has happened since then. We have received applications and have already awarded 17 grants for a total amount of \$41,000. We're issuing grants at a maximum of \$2,500 per applicant. The Main Street Plainfield also received additional funding through Duke Energy. And so, about \$1,500 from the pool of money from Duke has also been applied to grants from Main Street Plainfield businesses. We currently have 8 applications that have not been considered; we have another meeting tomorrow to review those 8 applications. I expect that we will – we are still going to have sufficient funding for an additional round here next week and so, we're still accepting applications. So, just encourage any small businesses out there that have been negatively impacted by COVID-19, that they submit an application and seek assistance because assistance is available. So, the program is going well. With the pace that we are on, I expect that by the end of next week or the following week, we will probably have expended all of the funds. So again, if someone is need of assistance, now is the time to get their application in. I already gave you the run down on Stitch Fix Tax Abatement so really, that's all I have unless you have any questions for me.

Mr. Brandgard: Okay

OLD BUSINESS

Mr. Brandgard: Any old business? Kent?

Mr. McPhail: No, Sir.

Mr. Brandgard: Lance?

Mr. Angle: Nope

Mr. Brandgard: Old business?

Mr. Angle: No, none.

Mr. Brandgard: Dan, any old business?

Mr. Bridget: Just one thing Mr. President. We have begun the moves for the house on Main Street, we're moving it to South Mill. The family, the Lindbergh family is currently in temporary housing. If you take a look downtown, you'll notice that there are some older structures that are beginning to disappear. So, everything is moving according to plan; we should have the basement foundation and floorboards done by Monday, I understand. So, things are moving along very well.

Mr. Brandgard: Great. Bill, any old business?

Mr. Kirchoff: I have a couple things Robin. I know Scott is online with us tonight and I just wanted to compliment him and his team on the two recent road projects that have been completed. If you've been up Carr Road, it looks really, really good. And then if you've been out on Raceway Road, I think it's fair to say we've achieved our goal of creating a gateway into Plainfield. We drove out there the other day and it just looks wonderful. So, Scott, I want to give you kudos for a job well done.

Mr. Brandgard: Absolutely

Mr. Kirchoff: That's all I had.

Mr. Brandgard: Okay

NEW BUSINESS

Mr. Brandgard: Kent, any new business?

Mr. McPhail: No, Sir.

Mr. Brandgard: Lance, new business?

Mr. Angle: None for me.

Mr. Brandgard: Dan, new business?

Mr. Bridget: No

Mr. Brandgard: Bill, new business?

Mr. Kirchoff: Nothing here.

Mr. Brandgard: Mel, anything?

Mr. Daniel: No, thank you.

RESOLUTIONS

Mr. Brandgard: With that, we have a Resolution tonight. It's Resolution No. 2020-23 – A Resolution Setting Forth Final Action in Determining that the Qualifications for an Economic Revitalization Area Have Been Met, Approving Personal Property Tax Abatement and Confirming Resolution No. 2020-22 Regarding – Stitch Fix, Inc. I'd entertain a motion to approve said motion.

Mr. Angle: I move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2020-23. 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. 2020-23 is adopted.

Mr. Brandgard: Thank you

COUNCIL COMMENTS

Mr. Brandgard: Is there anything else that needs to come before us tonight?

Mr. McPhail: I'd just like to congratulate you, Mr. President, on your innovative way to join the meeting tonight.

Mr. Brandgard: Thank you, I was beginning to panic and then I remembered, the car has internet capabilities; it works. I apologize, our internet quit just as I hit the button to log on. Anyway, by the way, it's starting to rain.

ADJOURN

Mr. Brandgard: So, 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, signify by aye.

(All ayes)

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

DocuSigned by:

Robin G. Brandgard

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Robin G. Brandgard, President

DocuSigned by:

Mark J. Todisco

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Mark J. Todisco, Clerk-Treasurer