

PLAINFIELD TOWN COUNCIL

June 8, 2020

7:00 p.m.

Mr. Brandgard: It's 7:00 and I want to welcome everyone to the Plainfield Town Council virtual meeting for June 8, 2020.

ROLL CALL TO DETERMINE QUORUM

Mr. Brandgard: I'd like to let the record show that all members are present, and we have a quorum for conducting business.

CONSENT AGENDA

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

1. Approval of the Minutes of the Town Council meeting of May 28, 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 June 5, 2020.
4. Approval of an Amendment to the Employee Handbook, which adds the Remote Work and Telecommuting Policy, per the Human Resources Report.
5. Approval of Three-Year Preventative Maintenance Contract with Ace Mechanical for Hendricks County Communications Center Radio Shelter HVAC Systems per the Fleet & Facilities Report. (Funded from HCCC Operating Fund)
6. Approval of an Agreement in the amount of \$2,000.00 for Banning Engineering to provide a Legal Description and Exhibit for the Carr Road Right-of-Way, per the Development Services Report. (Funded from the 2019 Redevelopment District Bond – Carr Road Project)
7. Approval of Supplemental Agreement Number 2 to the Contract with Butler, Fairman & Seufert, in the amount of \$464,560 for Engineering and Project Management Associated with Downtown Development Projects, per the Development Services Report. (Funding from Carr Road Bond and TIF)
8. Approval of a Water Line Easement Agreement between the Town and the Indianapolis Airport Authority located along the South Side of Stafford Road East of Ronald Reagan Parkway, subject to legal review, per the Development Services Report.

Are there any additions or corrections to the consent agenda?

Mr. Angle: Mr. President, hearing none, I move to approve as read.

Mr. Brandgard: Thank you

Mr. Kirchoff: 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

Plainfield Town Council consent agenda for 6-8-2020 is adopted as read.

BUSINESS FROM THE FLOOR

Mr. Brandgard: Thank you. This is normally the point in a meeting when we have business from the floor and I'd like to read this into the meeting, and for those who are available to see it.

"This is the point in the meeting where the Council would typically hear the input of anyone who wanted to address the Council. While not required by law, the Council has a long-standing policy of listening to the voices of concerned residents through the 'Business from the floor' portion of our meeting. Because Council meetings were converted to a digital format in response to the pandemic, we ask that all residents that have concerns or comments for the Council to please submit them in writing to the Town Manager, Andrew Klinger. Emails can be sent to townmanager@townofplainfield.com and letters may be addressed to the Town Manager's attention at 206. West Main Street. The Town Manager will make sure that every comment is made available to the Council. We look forward to the day when we can gather again in person, but in the meantime, we still want to hear the voices of Plainfield residents. Thank you"

PUBLIC HEARING

Mr. Brandgard: We do have a public hearing tonight. Tonight, we have a public hearing related to the Additional Appropriation of the Proceeds from the Redevelopment Authority Revenue Bonds to fund the MADE@Plainfield project. If you have any comments concerning this matter, you can submit your concerns in the messenger box on the LIVE stream site. Please include your name and address in the comment. We will read these comments into the record in the hearing later on in the agenda. Andrew, have we heard or seen anything yet from the – are there any comments?

Mr. Klinger: We have not received – people had an opportunity to provide comment in advance of the meeting and we did not receive any emails or other types of communications relating to the public hearing tonight. I do just want to give a brief overview... sorry I muted myself accidentally. This is a public hearing on an Additional Appropriation; these funds are the proceeds that are being generated by the Redevelopment Authority Lease Revenue Bonds that were issued for the purpose of funding the MADE@Plainfield project. So, its approximately \$37 million in proceeds, but the Town Council had previously approved expenditure of some cash from the Six Points TIF fund to start the project that we would actually then reimburse those funds and then continue forward with the construction of the project using the proceeds that would be appropriated through this action here tonight. So, that's a quick summary of the project. And again, we do not have any comments that were received prior to the meeting. We'd have to check in with Melanie about comments here this evening.

Ms. Noble: I was trying to unmute there myself. Andrew and Councilmembers, we have no comments regarding the Appropriation thus far online.

Mr. Brandgard: Okay, thank you. We say again, this is a public hearing concerning an Additional Appropriation of proceeds from the Redevelopment Authority Lease Rental Revenue Bonds and this is an opportunity if anyone from the public wishes to make a comment, now is the time to send that comment in.

(brief pause)

Mr. Brandgard: Again, this is a public hearing; is anyone has a comment of the Council, now is the time the submit that comment.

(brief pause)

Mr. Brandgard: Again, have we heard anything as of yet?

Ms. Noble: Mr. President, nothing from the LIVE stream.

Mr. Brandgard: Thank you. We'll close the public hearing and go to the Town Manager's report.

TOWN MANAGER'S REPORT

Mr. Klinger: First, I apologize, I failed to communicate to Melanie that my report was ready to be put in the box and I didn't realize it wasn't in the box. She just noticed, I think, about an hour ago maybe, and then went ahead and distributed that to everyone. So, I apologize if you didn't have an opportunity to look at it. If you see anything in there that you have questions/comments about, just give me a call, I'd be happy to answer any questions you might have. There really wasn't anything earth shattering in the report other than to kind of – I sent a separate email as well, regarding the appointment of Fire Chief and recommending that Brent Anderson be considered for the Fire Chief appointment – I think it's on the agenda later this evening. And then I also just, I want to take this opportunity just to say thank you to our staff and particularly to our Public Safety departments, and just let them know how much I appreciate all of the hard work that they have been putting in under very stressful conditions during the last few months. Sometimes it just feels like, "holy cow, what next can be thrown at us?" but everyone has held together and has continued to provide a high level of service to the community. So, I just appreciate the staff and leadership team that we have built here. So, I just wanted to mention that this evening and to thank everybody. Aside from that, I don't really have anything additional to report unless you have any questions.

Mr. Brandgard: Thank you. Any questions for Andrew? If none, we'll move to old business.

OLD BUSINESS

Mr. Brandgard: Lance?

Mr. Angle: No, I just would echo Andrew's comments. It's been incredibly stressful and I can't thank the staff and team here at the Town enough for all of the efforts and hard work that they put in. So, echoing Andrew's comments, thank you very much; it's very much appreciated.

Mr. Brandgard: Okay, thank you. Kent?

Mr. McPhail: Mr. President, just a couple of quick updates: our Downtown committee met virtually again today and as you know, it's difficult sometimes to get through your agenda and do things in depth, but I just want to let you know that Aaron Cohen and Dave Lahey have been working diligently with Hagerman and with Ratio to look at every cost of everything in this proposed Government Center. I think we are making progress; Dan may want to comment on that. But I do want you to know that they're working hard and hopefully in a short period of time we'll be able to come up with a recommendation to the rest of the Council. In addition, it looks like if nothing changes in the next few days, the yellow house of Lori's will move on the 16th. Thank you.

Mr. Brandgard: Thank you. Dan, do you have anything?

Mr. McPhail: I think you're muted, Dan.

Mr. Brandgard: Yeah

Ms. Noble: I'm not showing him muted on the administrative side.

Mr. Brandgard: Really?

Ms. Noble: Not from my end, I'm sorry.

Mr. Angle: He gave a thumbs up, so I think he's okay.

Mr. Brandgard: Bill, do you have anything?

Mr. Kirchoff: Yeah, I just wanted to spend a couple of minutes – if you remember, not too long ago, the Council made provisions to ask the CDC to start planning for the opening of the parking structure. And if you're like me, occasionally you get somebody asking questions about where we are and how we're going to operate it, policies and fees and that type of stuff. So, with my CDC hat on, with Dan's help – Dan may have to use sign language but – we thought we'd just give you a brief update. Last week we did have a meeting with the BOT owner – Cam set it up for us – and then the CDC staff. So, we started having conversations about – and I think Andrew was there – but, how do we begin to transition into this and in particular with some of the equipment that needs to be installed. Another person on the call was, we have selected an operator for the parking structure itself and we're in the process of finalizing that contract and like I say, we're working with GM Development and the CDC and our chosen operator. It's premature to say what it's going to be as far as pricing and those types of policies. The other thing I wanted to say is, we're not sure, there's been a little bit of a snag in some delivery materials, so we're not even sure when the completion date is going to be. And so, I just wanted to give everybody an update. I guess what I would ask is, be patient with us as we do our analysis. We're going to look at parking in the whole Downtown and not just the parking structure itself. Like I say, we're finalizing that contract and then also a contract with the broker to start on the retail space for the first level. So, it's coming along; it's going to be a step at a time, and we'll try to keep the Council and the community apprised of that. I want to work with staff as we get closer to this so that as we have a sense of if we phase again or how it is we're going to use it; we'll do our best to communicate that not only to the Council but to the community as well. So, I just kind of wanted to give you an interim report of where we were.

Mr. Brandgard: Okay, thank you.

Mr. Kirchoff: That's all I had.

Mr. Brandgard: Okay

NEW BUSINESS

Mr. Brandgard: Kent, any new business?

Mr. Todisco: No, sir.

Mr. Brandgard: Lance?

Mr. Angle: None

Mr. Brandgard: We'll try Dan again and see if he's able to speak.

(brief pause)

Mr. Brandgard: Okay, can't do it. Bill?

Mr. Kirchoff: Nothing here

Mr. Brandgard: We had on the agenda the appointment to the Plainfield Fire Territory Chief and I think Andrew sent out a message about that. We appointed Brent as Interim Chief when the former Chief left to be State Fire Marshall and that was right at the beginning of the pandemic. I think as the staff has worked together with Brent, they've been able to see what he can do and how he fits into the system, so to speak. And I would like to recommend that we appoint Brent Anderson as the Plainfield Fire Territory Chief. Again, I like to make these appointments with the Council rather than just myself because a lot is in this.

Mr. Kirchoff: So, Robin, do you need consent, or do you need a motion?

Mr. Brandgard: Probably need a motion.

Mr. Kirchoff: I would so move.

Mr. McPhail: I would second

Mr. Brandgard: We have a motion and a second to appoint Brent Anderson as Chief of the Plainfield Fire Territory. If there's no further discussion, a quick roll call vote.

Mr. Todisco: Mr. Bridget- "thumbs up"

Mr. Angle-

Mr. Angle: Yeah, I would personally like to say that Brent and I graduated Leadership Hendricks County together in 2013 and I can't imagine a better Chief for this community. So, congratulations Brent; and thank you for the appointment, Robin. So, yes.

Mr. Todisco: Mr. Kirchoff- yes

Mr. McPhail- yes

Mr. Brandgard- yes

Motion to recommend Brent Anderson as Fire Chief is approved.

Mr. Brandgard: Thank you. Congratulations to Brent on his appointment and also give him a real thanks for what he has done the last two and a half months; of working with the resident staff and keeping the fire department going in the right direction. And I think, from what I hear from various firefighters, that this will be a popular appointment. So again, thank you.

Mr. Thorne: Hey Robin?

Mr. Brandgard: Yes

Mr. Thorne: It's just important to let the Council know that we will do a pinning and a swearing in at another time – these very odd times and circumstances that we find ourselves in – he's already at work, but we'll actually have the official, formal pinning and stuff at a later date to be announced. I just wanted to make sure everyone knew that; that we will still do that, just at the appropriate time when some of these distancing concerns pass.

Mr. Brandgard: Okay, thank you.

Mr. Anderson: Mr. President, I'm on here now and I just want to thank you all for the opportunity; these last few months have been challenging, but I think we have the right team in place. We've got 77 men and women that are eager to get to work and continue our mission. I couldn't be more proud of the people that I work with and the team we have going forward. I appreciate the opportunity.

Mr. Brandgard: Okay, thank you.

RESOLUTIONS

Mr. Brandgard: We do have two Resolutions this evening. The first is Resolution No. 2020-27 – A Resolution Authorizing an Additional Appropriation from Proceeds of the Plainfield Redevelopment Authority Lease Rental Revenue Bonds of 2020 – Series A.

Mr. Angle: Move to approve

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2020-27. If there's no further discussion, may we have a roll call vote please.

- Mr. Todisco: Mr. Bridget- “thumbs up”
- Mr. Angle- yes
- Mr. Kirchoff- yes
- Mr. McPhail- yes
- Mr. Brandgard- yes

Plainfield Town Council Resolution No. 2020- is adopted.

Mr. Brandgard: Thank you. We also have Resolution No. 2020-28 – A Resolution Approving a Transfer of Appropriations – I-70 TIF.

Mr. McPhail: Move to approve

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2020-28. If there's no further discussion, roll call vote please.

- Mr. Todisco: Mr. Bridget- “thumbs up”
- Mr. Angle- yes
- Mr. Kirchoff- yes
- Mr. McPhail- yes
- Mr. Brandgard- yes

Plainfield Town Council Resolution No. 2020-28 is adopted.

Mr. Brandgard: Thank you

COUNCIL COMMENTS

Mr. Brandgard: Is there anything else we’d like to bring before us this evening?

Mr. Angle: No, sir

Mr. Brandgard: Okay, Melanie, have we had any comments come in?

Ms. Noble: Mr. President, we have had a few comments and questions; however, they were not regarding the public hearing. So, I will get those forwarded to the Council and Town Manager following the meeting, for your review.

Mr. Brandgard: Very good, thank you.

ADJOURN

Mr. Brandgard: If there's nothing else I’d entertain a motion to sign that which needs signed and adjourn.

Mr. McPhail: So moved

Mr. Kirchoff: Second

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

(All eyes)

Mr. Brandgard: "Thumbs up", thank you. Have a good evening.

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