

PLAINFIELD TOWN COUNCIL

May 13, 2019

7:00 p.m.

Mr. Brandgard: It's 7:00 and the Plainfield Town Council meeting for Monday, May 13, 2019 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 that all members are present; we have a quorum for conducting business. With the pleasure of the Council, before we get into the consent agenda, I'd like to introduce what I would characterize as a special visitor in our audience, Mr. Steve Carter. He's the Regional Director and Senior Advisor to Senator Mike Braun. If you'd like to come forward...?

Mr. Carter: Thank you. Mr. President, members of the Council, I'm just here to take one moment to introduce myself as representative of the U.S. Senator. Mike Braun has a little bit of a history in local government. I mentioned to your Clerk-Treasurer that he served on the local School Board and he appreciates what you do and your service in this community. He also wants to make sure that his votes in Washington are informed by what goes on in Indiana and what he hears from Hoosiers and their leaders. So, that's why I've left my card here, encouraging you to use that. If you're on a first name basis with the Senator and you have his cell phone number and want to call him, that's fine with me, I'm not territorial, but if that's not the case, feel free to reach out to me. I want to mention, seeing your Council here tonight too, who I worked with a few years ago when I had similar responsibilities with the city of Indianapolis. So, thank you for your time, I look forward to working with you. I will also mention; I know there's a lot going on in Plainfield because I've been to a few Council meetings and this is one with the largest attendance of citizens. So, I compliment you and your leadership and the community for being interested and informed. Thank you.

Mr. Brandgard: Thank you

Mr. McPhail: Thank you

CONSENT AGENDA

Mr. Brandgard: We will now go to the consent agenda. We have several items tonight.

1. Approval of the Minutes of the Town Council meeting of April 22, 2019.
2. Approval of reports dated May 7, 2019 from the following departments:

Administrative Services	Parks and Recreation
Clerk-Treasurer	Police Department
Development Services	Plainfield Fire Territory
HCCC	Town Court
Public Works	Town Manager
3. Approval of the Hourly Services Contract with Ratio Architects for additional work at the Prewitt Theater, per the Fleet and Facilities Report. (Funded from Riverboat)
4. Approval of the Proposal from Patriot Services for Supplemental Asbestos Testing at the Prewitt Theater, pending legal review, per the Fleet and Facilities Report. (Funded from Riverboat)
5. Approval of a Guaranteed Energy Savings Performance Contract with F.A. Wilhelm Construction Company for Boiler and Pump Replacements at the Richard A. Carlucci

Recreation and Aquatic Center with a Guaranteed Maximum Amount of \$573,981, per the Parks and Recreation Report. (Funded from Food & Beverage)

6. Approval to Waive Planning, Fire and Building Permit Fees Associated with the Renovations at the Plainfield Middle School and the proposed Plainfield Guilford Elementary School, per the Development Services Report.
7. Consent to Proceed with Vacation of Alleys and Easements found to be in conflict with the approved Parking Structure between Center and Vine Streets, per the Development Services Report.
8. Approval of a Letter of Agreement between the Town and Butler, Fairman & Seufert in the amount of \$127,600 for Design, Permitting and Construction Inspection associated with a new Phosphorous Removal System at the North Wastewater Treatment Plant, per the Development Services Report. (Funding from Sewer Utility)
9. Approval to Allow Connection of a Storm Water Drain from the Single Family Home located at 3805 S. CR 475 East to the Plainfield Storm Water System subject to a Request for Annexation, Agreement to Pay the Storm Water Connection Fees, and Agreement to Pay Monthly Storm Water Fees, per the Development Services Report.
10. Approval of a Final Payment of \$9,163.89 to Global Constructors to Finalize the Contract for Quaker Boulevard – Phase 2, per the Development Services Report.
11. Approval of a Settlement Payment of \$11,650 to Mark and Melissa Waterfill for Acquisition of Public Right-of-Way along Hadley Road, per the Development Services Report. (Funded from 2015 Series C I-70 EDA LLR Bond)
12. Approval of Supplemental Agreement #1 increasing Butler, Fairman, & Seufert's Professional Services Agreement for Smith Road by a Not-to-Exceed Amount of \$228,102 for Construction Inspection Services, per the Development Services Report. (Funded from Ronald Reagan EDA)

Are there any additions or corrections to the consent agenda?

Mr. Kirchoff: I have one on the minutes. Even though I wasn't here, on page 6, it indicates that I made a motion. So, I don't know who moved on page 6... that's something from the HR report.

Mr. Brandgard: I'd entertain a motion to approve it, pending the correction.

Mr. Angle: Move to approve

Mr.: Second

Mr. Brandgard: We have a motion and a second to approve the consent agenda pending the correction. If there's no further discussion, roll call vote please.

Mr. Todisco: Mr. Bridget- yes

Mr. Angle- yes

Mr. Kirchoff-

Mr. Kirchoff: I would vote on all the items except item 1, since I was not here.

Mr. Todisco: Mr. McPhail- yes

Mr. Brandgard- yes

Plainfield Town Council consent agenda for 05-13-2019 is adopted as read with amendments adjusted.

Mr. Brandgard: Thank you

PUBLIC HEARINGS

Mr. Brandgard: We also have five public hearings this evening. Do we have Proof of Publication?

Mr. Daniel: Yes, we do.

Mr. Brandgard: Thank you. The first public hearing is for Vacating Public Ways and Easements in the Applecreek Subdivision. If there's anybody in the audience that wishes to address us on that, now is the time to come forward. Again, this is the time to come forward on the Vacating of Public Ways and Easements in the Applecreek Subdivision. With no one coming forward, that public hearing is closed.

The next public hearing is for Vacating Public Ways and Easements in the Hill Top Addition. Again, this is the opportunity to come forward and give us your thoughts about that Vacation. Again, this is a public hearing for Vacating Public Ways and Easements in the Hill Top Addition. With nobody coming forward, we'll close that public hearing.

We now have the public hearing for Vacating Public Ways and Easements in Peaceful Acres. Is there anyone who wishes to address us on that matter? Again, this is a public hearing for the public to give us their thoughts on Vacating Public Ways and Easements in Peaceful Acres. With nobody coming forward, we'll close that public hearing.

We also have a public hearing for Vacating Public Ways and Easements at Melody Lane and Harmony Drive. This is the opportunity for the public to come forward and express their thoughts. Again, this is a public hearing for Vacating Public Ways and Easements at Melody Lane and Harmony Drive. With nobody coming forward, we'll close that public hearing.

We also have a public hearing for Creation of the Plainfield Economic Improvement District. Is there anybody in the audience that wishes to address us relative to that? Again, this is the opportunity for the public to address us relative to the Creation of the Plainfield Economic Improvement District. With nobody coming forward, that public hearing is now closed. Thank you.

BUSINESS FROM THE FLOOR

Mr. Brandgard: We'll now go to Business from the Floor. I believe we have Girl Scout Troop 1141 to address us about their Bronze Award Project.

Ms. Douland: Troop 1141 – Bronze Award Project – Our Little Free Food Pantry. Our Girl Scout Troop; me, Hannah Douland, Chloe Compton, Parker McKinney, Sydney (inaudible), Mason Jones, and Olivia (inaudible); we are proposing our Little Free Food Pantry design. Why a Little Free Food Pantry? According to the Indiana Youth Institute, about 12.7% are food insecure within Hendricks County. Around 687,926 people in Indiana, 5,748 who reside in Hendricks County are receiving food stamps every month. PCSC Schools have a free and reduced lunch rate of 30%. We would like to ensure our classmates all have access to food. The existing Little Food Pantry in Plainfield in front of Studio Z seems to have very high demand. We would like to add access to a Little Free Food Pantry on the other side of Plainfield closer to where our schools are located. So, up on the screen you can see our design for our Little Food Pantry. It's roughly the size of the Little Free Libraries. Our proposed location: we would like approval to install our LFP, also known as our Little Free Pantry on the corner of Shaw Street and Buchanan Street, in front of VanBuren Elementary School, next to the Little Free Library on that same corner.

Ms. : Plan for maintenance: Creating education materials to inform the Plainfield community about the new Little Free Pantry location to share with our Troop's existing

community contacts. On our Scout Wagon Trail Service Unit: Plainfield Community School Corporation, Plainfield-Guilford Township Public Library, Farmer's Market booth, community boards... the Wagon Trail Service Unit will help stock it and help with Maintenance. Farmer's Market Booth and community boards: LFP, also known as the Little Food Pantry's design, will also include a permanent place card with suggested donation items.

Ms. : What is the process for installing our Little Free Food Pantry once it is built? And do we install it ourselves or go through the Town department for installation?

Ms. : That's our question for you.

Mr. Brandgard: Yeah

Mr. Angle: Well, I can't speak directly for approval, I would defer to some of our Town staff on that, but I would like to thank all of you for coming tonight. This is impressive. So, if you don't mind, I'd like to ask a question. How did you determine that there was a need for something like this at this location?

Ms. : When we were trying to find an idea to do for our project, we were looking at some of our schools and what we may need, and after looking at ideas we narrowed down to maybe a Little Free Food Pantry because as we presented earlier with our food stamp facts and the lunch rate, we thought that would be best to try to help as many people in our community as we could.

Ms. : (inaudible) the Nutrition Club at their school that every Friday the kids go (inaudible).

Mr. Bridget: Well, how did you arrive at the design for your Food pantry? This looks very well thought out.

Ms. : We can't take credit for that, there's actually a website for TheLittleFoodPantry.org that has all of the information (inaudible).

Mr. Bridget: And this Girl Scout Troop took it upon themselves to make it happen in Plainfield?

Ms. : They did, they're 5th graders. We haven't started building yet, we wanted to get approval first.

Mr. Kirchoff: So, I guess we look to the Town Manager. Do you want to respond to their question?

Mr. Klinger: Yeah, in terms of the question, I think you could install yourself; I think that's fine, the only thing is that we would want to validate it through our Planning Department. I believe you've already had a conversation with Terry Jones in the Planning Department, or Eric Berg, I'm not sure which one of them, but as long as it is in accordance with the Ordinance, it's fine. I believe they've already looked at it, so I believe we're good to go.

Ms. : I believe the Library has done that. I think we are kind of falling under their umbrella of previous approval to put in Little Food Pantries in the Town, we just are wanting to make sure because it's going to be put on public property, that it's been an approved process so that we don't put it there... the Principals at both of the schools (inaudible) here to support the girls today, are in agreement that it's a good thing and a needed thing but we didn't want to put it somewhere and then have someone come and say, "you can't keep it there, uninstall it." So, we just want to go about it in the right process to make sure that it's an existing continuing asset to the community.

Mr. Angle: Do you mind if I ask what kind of signage there might be on the LFP? How will people know that it is a little free food bank?

Ms. : When we were talking about planning, we were thinking about maybe painting a design on it that says "Little Free Food Pantry". And like we said earlier, maybe put like a list of things that we could put in it or may need.

Mr. Angle: Great

Mr. Brandgard: And this would be a food pantry that is basically an honor system? Some people will put food in, and some will take it out?

Ms. : Yes, (inaudible)

Mr. Klinger: Will you come back and monitor it to see if it needs to be stocked or not?

Ms. : That's our plan.

Ms. : And we've also been working with our schools, (inaudible) said that when we do install it that we can send information home from the schools to let the school community know that it's there if they would like to contribute. And I think (inaudible) going to use the network that the girls put up before, the Wagon Trail Unit she mentioned, are going to be letting other troops know that it's there so that it becomes a community effort. Plainfield has approximately 30 Girl Scout Troops that are all within Plainfield, so we're going to spread awareness on that avenue and also the public library has agreed to include our educational materials in with their educational materials to go with the food pantries that they are going to be putting up and assembling those in various places so that more people know that it's there and to also let people know what types of items we're looking for to get included in there. And also, like the leader said, what types of food we don't want in there. We don't want anything perishable; we'd prefer not to have anything glass so that there's no broken anything in or around it, so that it's not a hazard.

Mr. Todisco: I'd like to mention, being a former School Board member, that they picked a good cause. We're actually, Plainfield's school system is one of the highest in reduced/free lunch in the County. At least when I was on there and it probably hasn't changed much.

Mr. Brandgard: With that, I want to thank you for coming in and making a fine presentation. I know it's tough for the first time to do this, but I think it's a good experience for you and we appreciate seeing you come in and making the attempt at doing a good job at it. So, thank you. With that, do we have consent?

(Consent is given)

Mr. Brandgard: You have consent, thank you.

Ms. : Thank you very much.

Mr. Brandgard: Is there any other business from the floor this evening? With nobody coming forward we'll go to the staff reports.

STAFF REPORTS

Mr. Brandgard: Chief Thacker, anything from the Fire Territory?

Mr. Thacker: Those young ladies gave me the courage to come forward tonight to speak to you. So, earlier today I worked with Ms. Singh on a press release; bringing awareness to Mental Health Awareness Week. In addition to mental health issues of the public, I wanted

to bring to light the mental health issues regarding police officers, firefighters, communications officers and EMS. Unfortunately, in 2017 we had 103 firefighters and 140 police officers in the United States commit suicide. We have worked with the Plainfield Police Department over the last week talking about some of their new programming in managing mental health here in Plainfield. Today rolled out some training for the Fire Territory in recognition of signs of post-traumatic stress and post-traumatic stress disorder, something that has not been discussed much in the last few years but is certainly gaining the attention of Public Safety. I just wanted to make you aware of some of the things that we're working on here in Plainfield. Thank you.

Mr. Brandgard: Thank you. Tim, anything from Development Services? Steve, anything from the finance side? Chase, Facilities? Todd, Economic Development? Eric, Planning? Nate, anything from Administrative Services?

Mr. Thorne: Just one item; I actually have been asked by the Special Needs Program at the high school to ask for an exception to some of our current ordinances for Solicitation for their food truck to be able to be on Town properties. They have a very limited snack menu, they don't have a full menu, but this is a job development program for a lot of their students. So, we would ask for consent to allow them to park at a couple of various Town properties and maybe our Town staff members would go get a snack before lunch.

Mr. Klinger: What period of time?

Mr. Thorne: Right now, they're just trying to get one or two more locations before the end of school and then they will provide probably a more formal recommendation for a standing agreement for the next school year. But these students only have a few weeks left, so as soon as possible and then they'll regroup for next semester.

(Consent is given)

Mr. Thorne: That's all I have, thanks.

Mr. Brandgard: Thank you. Stephanie, anything from Communications? Scott, anything from Transportation? Bill, IT? Doug, Communications Center? Chief McKee, Police Department?

Mr. McKee: I just have a few things; first is a reminder that Friday we will be on the roof of Duncan Donuts. It's a new event that they're bringing back to Indiana called "Cop on a Rooftop" and it's raising money for Special Olympics. We will actually have some of the athletes there with us and participating with us. We will be out there from 6:00 a.m. until noon. We may have a police officer in a police costume helping to raise money that won't look like this. So, it will be a fun event and Brownsburg is also having the same event so we can have a little bit of competition between us and Brownsburg. We just want some people to come out and support a great program. Lastly, I just want to give some thanks to Will Brinker from the IT department and Sergeant Chad Parks from my police department in that we are getting ready to move over to the new Motorola reporting system and Will worked tirelessly. He turned our courtroom into a training center for all of Hendricks County and we have had agencies from Marion County calling and asking us if they can come over and use our training facility because there's just not enough room in Marion County to train everybody and they continued to work with them and schedule that and get that done. So, just a big shout out to them because that's huge, that Plainfield is hosting all agencies. That's all, thank you.

Mr. Brandgard: Wonderful, thank you. Brent, anything from Parks and Recreation? Is there anybody I've missed?

Mr. Kirchoff: Did we want to introduce our interns?

Mr. Brandgard: Brad, anything from the Chamber?

Mr. DuBois: Yeah, thank you. I just wanted to give a quick reminder, I think I talked about this at the last Council meeting and you've probably gotten an invitation since then, but My Place Hotel has a groundbreaking this Wednesday at 3:00 p.m. Then on top of that, May 30th, the Tucker Realty office, which will be in... I forget the name of that strip center but it's over there by Andy Mohr Chevrolet, they've got a ribbon cutting and an open house on the 30th from 4:30-6:30 p.m. That's it.

Mr. Brandgard: Okay great, thank you.

TOWN MANAGER'S REPORT

Mr. Brandgard: Town Manager's report?

Mr. Klinger: Yeah, I have a couple of items. First of all, as my duty as Secretary of the Plan Commission I need to report and certify that the Town of Plainfield Plan Commission held a public hearing on Monday, May 6, 2019 on petition RZ-19-041, as filed by James Johnson and Randy Jekel to rezone 1.9 acres from AG/Agricultural District to the R2/Residential District. Upon concluding the public hearing, the Town of Plainfield Plan Commission voted 7 in favor, 0 in opposition to forward a favorable recommendation to the Plainfield Town Council to rezone the property. The legal description and map I think, was included in the materials.

Mr. Brandgard: We need a motion to...

Mr. McPhail: Mr. President, I would move that we accept the recommendation for rezoning from the Plan Commission.

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to accept the recommendation for the rezoning as was described to us. If there's no further discussion, all those in favor signify by aye.

(All ayes)

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

Mr. Klinger: Thank you. And then secondly, I wanted to report that the Town of Plainfield was able to host the Indiana Municipal Managers Association annual meeting a little over a week ago now. We had an extra long break between meetings, so I guess it was two weeks ago. We were able to host that in the new Embassy Suites Conference Center. So, we had Town Managers from all over the state of Indiana in attendance to be part of that event. It went really well. We got a lot of great feedback from the different Town Managers about not just the Embassy Suites and the Conference Center, which I think everybody was really excited about, but also just the community in general and everything that we have going on here. I got a lot of great feedback from various folks. They had an opportunity to see some different parts as we... we got them over at the mall for dinner at Bru Burger and there was a round of golf to open up the conference. So, folks did have a chance to kind of see different parts of the community. So, I just wanted to let you know because I thought it was great that we got a lot of really great feedback from other managers and other communities. So, that was exciting, it's always nice when you don't have to travel to go to those things so I'm hoping that we can host more of them in the future as well. Finally, I wanted to introduce... Bob, do you want to come up and actually introduce yourself? We've

brought in a new summer Management Intern from the O'Neill School of Public and Environmental Affairs. Go ahead and introduce yourself to the Council.

Mr. Duchene: I'm Bob Duchene and it is wonderful to make your acquaintance. I've met most of the people in here and those who I have not, I look forward to. I will be here through the summer, Monday-Friday, 8-5, so I'm looking forward to getting to know the Town. It's already... I've driven around, it is super unique, and I just am looking forward to learning more and more.

Mr. Brandgard: Welcome aboard, good to have you.

Mr. Klinger: So, with our summer interns, we try to give them some experiential things and an opportunity to see each department, how they operate and what it kind of takes to run a town. And then obviously, we'll be assigning some work to him as well. Hopefully we can get some good work out of him this summer, so we're excited to have him. We're going to work you hard. We like to start them on a Council meeting day on their first day, so that they get a good 12-hour day in right up front and they understand what the expectations are. That's all I had, unless you have any questions of me.

Mr. Brandgard: No, that's good, okay, thank you. Now we'll go to old business.

OLD BUSINESS

Mr. Brandgard: Kent?

Mr. McPhail: I'm going to beat Bill to this one. I'll ask Mel if he's got any response from Walmart.

Mr. Daniel: Well, as a matter of fact, today I emailed the lady down there and told her that (inaudible). I had not heard back from that and it disappointed me. I told her that the Town Council was looking into a possible citation for a zoning violation if we couldn't get that agreement finished. I had to leave the office, which you'll learn about later, earlier today to attend some meetings (inaudible) so I haven't had a chance... she hadn't gotten back with me yet, as of 11:30 this morning.

Mr. Kirchoff: Did you give her any kind of time frame?

Mr. Daniel: I did not, I did ask her to tell me what she expected me to tell the Town Council this evening but like I say, unfortunately, I had to leave late this morning.

Mr. McPhail: Well, they're not only parking trucks, they're using it for a campground. You've got people camping over there full time and you know, if we don't get some response we need to take some action. That's all I have.

Mr. Brandgard: Thank you

Mr. Daniel: (inaudible) item Mr. President. If you recall, we started earlier in the year concerning a Youth Assistance Program and it got slowed down because the County Attorney, Greg (inaudible) became a Senator in March. (inaudible) for a while was in the legislature and they finished up last week, so we finally got a meeting set up with them today. I came out for a short meeting, we started at noon and we finished at 2:00, but the good news is Judge Love was available to be there and Greg and Mike Allen from the school, so we had a draft of an interlocal agreement between the County and the Town; we went through that and I believe, after that meeting, they were probably 98% there on that agreement. I unfortunately got stuck with the revising mess (inaudible) three or four weeks, so I promised him I would get him a draft late tomorrow for he and Mike to look at, and the Judge. So, I think (inaudible) County attorney is back.

Mr. Kirchoff: I might piggyback on that; Kent and I attended the County Council meeting last week, if I recall, and there was a very favorable response from the County Council for funding. And as I commented to Robin and Andrew this morning, Plainfield again was commended for our willingness to step up for this very important program. Mark was there as well, so we wanted to just let the Council know that we are... the Judge is really behind this now...

Mr. Brandgard: She is

Mr. Kirchoff: I think it's going to be... like she said, in ten years we'll look back and talk about the positive impact we've had on people's lives. So, I think the Council should be pleased that we're out front again and setting the pace for this.

Mr. Daniel: That's all I have.

Mr. Brandgard: Thank you

NEW BUSINESS

Mr. Brandgard: Kent, new business?

Mr. Kirchoff: I would defer to the Treasurer of the Community Development Corporation. The Community Development Corporation has been in business less than six months and at the RDC meeting last week, we did provide them with some financial reports, and we thought the Council should receive those as well. So, Brad, if you would like to distribute those?

Mr.: As Mr. Kirchoff said, we wanted to make sure that you guys had an accounting of everything that we've done in the past few months, which has been quite a bit. If you turn to page 2, we can take a look at the asset, the asset statement. It will give you an idea as far as how much cash we have left and the properties that we've purchased and how we've spent your money over the past few months. If there are any questions, I'd be happy to answer them. On page 3 is a capitulation of all the statements and also the expenses that we've had over the past 3-4 months. We've done a pretty good job.

Mr. Kirchoff: As he indicated, we have secured an accountant for preparing these documents. We have, all of the properties are insured. We have a Property Manager for the properties that we are maintaining. All of the leases have been signed with all of the property owners. We had forgotten that grass grows on certain properties, so we now have taken care of the spring growing and that is underway. Cam has been very helpful to us on our properties and we have also used Brad Herts, I don't remember his company name, for our acquisition of properties. If you remember, we had kind of a Phase 1, Phase 2, Phase 3; we really have all of the Phase 1 items under contract or ready to be closed, and some of the Phase 2 projects. Then we also have given you a proposed budget that we think for the rest of the year, based on the needs that we see forthcoming from the acquisition for the next projects as we get started on the Downtown Redevelopment Project. Dan, anything to add?

Mr. Bridget: Only that the Capital request is dedicated funds for known projects. If we wanted to take an opportunistic approach, we probably have to change that request, but this is what we see in support of direct projects in 2019.

Mr. Kirchoff: That's the bottom line on the proposed budget, what we think the Capital needs will be for the rest of the year. We're not in need of those today but we wanted to let you know that those were coming, and we've identified with the Downtown Redevelopment team to look at what projects we think to get infrastructure needs ready

for; the Parking Structure, Town Hall and CAC. So, that's our best guess at the properties that we think, again, along some of the areas that we'll be working on as we head forward. Again, we'll be back in touch with you when we think we're going to need those because it's what, 30-60 days of process before appropriations could be made. Questions?

Mr. Brandgard: None

Mr. McPhail: You've done a good job.

Mr. Brandgard: Thank you

Mr. Kirchoff: We have a good team, thanks.

Mr. Klinger: There is one other item of new business; Scott Singleton would like to introduce the Thoroughfare Plan somewhat to you all.

Mr. Singleton: Good evening, thanks for giving me a few minutes this evening, I'm going to hand off to our consultant shortly, but I wanted to offer just a brief introduction. You guys all maybe, some of you in particular, might be a little tired of hearing about the Thoroughfare Plan. We've gone through several Plan Commission meetings, work sessions, hosted a public hearing, but tonight is really, if everything goes as planned, the final step to getting the Thoroughfare Plan fully approved by you all and making it a document that can carry forward in our everyday operations. Like I said, we have a consultant here, Chris Hamm of HWC. HWC developed this plan working with the Steering committee on the Town. As you all know, several Plan Commission members were on there; Bill Kirchoff served and then some staff members. So, it's been about a year in the making and Chris is going to offer somewhat of a brief presentation. Obviously, we had a long work session a couple of months ago to kind of go over the broad view of the plan and things. So, Chris won't take too much of our time, but we didn't want to push this forward without offering a presentation both for you all and the people in the room. Later on, this evening, Resolution No. 2019-21 is up for your approval. What that would do, would be to amend the Thoroughfare Plan into the part of the existing Comprehensive Plan of the Town. That would make it kind of an actual usable document for us. With that, I will hand it off to Chris. Thank you

Mr. Hamm: Thank you, Scott. Mr. President, Councilmembers, thank you for having me this evening to give you what I hope to be a very brief conversation about the Thoroughfare Plan. I know several of you have sat through this once or twice or three times maybe, so hopefully we can move rather quickly through it. I would like to say one thing; Scott had mentioned the Steering Committee that was involved in this project and I would like to personally thank them for their hard work that they put into this process. We would not have been able to deliver the plan that we're delivering today without their feedback and input into this process, their oversight and review of that plan and the many hours that they spent not only at meetings but reviewing the plan and providing feedback. It was critically important to us and I just wanted to offer a personal thanks to them for their hard work during this process. There are some key elements to the plan, and you've seen this, we've talked about this before, but I think it's important to kind of lay the framework for what developed inside the plan, what the plan produces. There's a significant amount of demographic analysis inside of the plan that talked about existing conditions and future growth patterns within the community, both on the residential side and the non-residential side. There's a traffic model that's the basis and foundation of the plan itself that uses that demographic data to project future conditions inside of the community. There's economic analysis as it relates to the projects which are identified as part of the plan to understand their broad regional impacts as well as the local impacts, not just from the projects themselves but from the development opportunities that would be created by these

projects. There's an identification of future projects; a list at the end of the program, a roadmap if you would, no pun intended, of those types of projects that need to be addressed in the short-term, long-term and mid-term recognizing the fact that flexibility needs to be in place as development occurs to address those issues from your transportation network moving forward. There's a set of local policy recommendations in there as well that address a variety of issues on implementation, right-of-way acquisition, use of the model itself. And at the end of this is an amended Thoroughfare Plan Map, which is probably one of the most important component pieces of this project as well, as it begins to define future road projects as well as the right-of-way necessary and the processes by which that right-of-way will be secured moving forward within the plan. There are a set of key findings from the plan. One is that based on every traffic scenario that we ran in this piece, there's plenty of traffic coming to warrant the future expansion of Ronald Reagan Parkway and additional lanes added to that component piece. Hadley and Perry have both been proposed for upgrades given their importance to the east/west connectivity through the community as well as the completion of the network for the Perimeter Parkway within the community. The new interchange at I-70 is recommended. Now, this is not an original idea, we didn't come up with this. We inherited this through a series of documents including the Comprehensive Plan, which talks about this. We went the step further however, to really analyze the impacts and opportunities created as a result of that interchange and it's clear that there's benefit long-term to the community as a result of having that additional access point on to the interstate. Not just from an economic development perspective, but from a regional local traffic management perspective as well. East/west connectivity is a concern and the plan identifies a couple of opportunities for some additional east/west connectivity through the community; Stanley Road, 750 South, in those areas are two specific ones that are mentioned inside the plan. The plan identifies the importance of intersection improvements both long-term and short-term within the community. There's an awful lot of road projects and capacity projects that are identified for long-term opportunities within the plan itself. But you can get some real bang for your buck; particularly a strong return on investment from key intersection improvements in the plan as well that not only buy you short-term relief from traffic congestion but long-term relief in that as well. So, the intersection improvements are very important. Then lastly the grid network, which was originally conceptualized within your Comprehensive Plan for the southwest area of Town, is something you should absolutely pursue. It has real long-term benefit towards managing east/west and north/south connectivity in that area of Town and we think that from a recommendation perspective, would strongly recommend you pursue that in the future. As we're moving forward, obviously we gathered public feedback early on in this process and hopefully the first draft iteration of the plan reflected that feedback. Once we posted the second draft of this plan online we received some additional feedback from the public and through the Plan Commission public hearing process and what we heard from folks were a series of questions that I want to address very briefly tonight and try to address them, if I can. One was in regard to implementation timeline. There were some that felt like, well, you're sowing these roads and you're going to be out in front of my house tomorrow, tearing up trees and building all the roads that are identified in this plan and certainly, that's not the case. The plan is intentionally a long-term plan. It's a 20-25 and 30-35, in some cases, 40-year planning project. As the Town continues to grow and move forward, it will be important to reanalyze your Thoroughfare Plan and make sure you're adjusting accordingly to be able to meet those current needs as well as future needs based on development capacities in the future. That isn't to say that some of the roads that are identified in the project aren't happening because some of them are underway already and were identified in the plan accordingly. But many of the roads, most of the roads are long-term concepts that may be years or decades before some of them would actually be implemented moving forward. So, it's important to understand the nature of the long-term planning tool that the Thoroughfare Plan is itself. The interchange was a significant point of

conversation as part of the first public hearing at the Plan Commission and I think a couple of items to identify on the interchange, one I've mentioned previously, that this is not an original idea, this was conceptualized in several planning documents including the Thoroughfare Plan as part of this conversation. But what we needed to do is understand if there was impact and opportunity, what it meant to have an interchange. Not necessarily the interchange that we've suggested in the plan, but some sort of interchange in that general area along I-70. And the impact has identified that there's clearly opportunity and benefit long-term for the Town as a result of that. There is however, an additional study, which is shortly underway or soon will be underway this summer, that will look much more specifically at the issues of that interchange and its connectivity between I-70 and US 40, in that area. That will provide an opportunity for significant public outreach to folks and engagement of folks in that area as it relates to the specific geographies of where that interchange might best be suited. When we started the process, it was Moon Road and we kind of moved it over to 525 because Moon had some environmental issues there, but it may slip and move east or west again as part of that discussion. Under the scope of the Thoroughfare Plan we couldn't get into the level of that detail but the study which is underway or will be shortly will get into those details and be looking at specific corridor opportunities and connectivity. I think that will be an opportunity for the public to engage on those issues moving forward and that discussion. Land use concerns were brought up as part of the concern and I can tell you that we used the Comprehensive Plan and Land Use Map. We didn't try to reinvent the wheel in this process and hopefully we've reflected accurately in the modeling and demographic analysis, the existing land uses which are identified inside of the Town's current Comprehensive Plan. Environmental impacts were brought up and the plan does address environmental impacts. You may have to get into a little bit of the analysis to understand it but in the economic impact analysis, each one of the projects is an environmental analysis component of those impacts, of those projects, both short-term and long-term and in many cases, quantified into a financial component piece, you know, the cost of cars traveling and the environmental impacts of that car based on lengths of travel and stopping and going and moving motions, as part of that piece. The issue of jurisdictional considerations was brought up. Much of the area which is analyzed southwest of Town is not currently within the Town's corporate limits. It is however, within your planning boundaries. I think many, if not most, anticipate that the Town will continue to grow up in that area in a strategic and organized manner and fashion. And as you do, you need to address the infrastructure needs and concerns of that area appropriately. Not just for the existing citizens, but for the future citizens of the community. So, we followed those jurisdictional boundaries of your planning areas as part of the basis of this study. And then the last components were projected impacts of the proposed projects, and mostly the regional impacts. There was some belief that these road projects would draw more regional traffic into the community. And while that may be true, I think in fact the study would indicate that as you build more roads and better roads in your area, people who are taking other alternatives tend to find those roads. Traffic is kind of like water; it finds the path of least resistance and every crack it can find to get into. When we look at this, particularly the interchange on I-70 and the corridor connector between I-70 and US 40, it doesn't solve your north/south concerns within the community. It helps them, it manages them to some degree, but it does not solve them. You'll still have issues on SR 267, you'll still have traffic and future concerns on the Ronald Reagan Parkway if you don't do additional things. Which is why the plan proposes a host of improvement projects to be built over time as part of this. And obviously, the interchange is not the only solution, but obviously as you create additional east/west connectivity and you create better connections between Danville and Avon and Plainfield and I-70, there will be folks that come into the community that are finding other ways today. Hopefully the plan reflects that, both on a local and regional impact perspective. So, as part of that we made some key adjustments. I know that you had received an early draft of this plan and since that initial Plan Commission meeting, we made

a handful of kind of key components I just wanted to address some of those changes. We've revised completely the Executive Summary, tried to get to the point of the findings of the report a little more cleanly. We'd had some concerns from folks that they couldn't delineate what was in the preferred scenarios, so we've provided tables that clearly identifies what projects are in Project Scenario 1 and Preferred Scenario 2, as part of that. We've expanded the key consideration section, hopefully addressing some of the issues we'd heard with regard to the interchange at the interstate and some of the east/west connectivity component pieces. We've adjusted the Cross-Section graphics; there were some issues and concerns about on-street or off-street trail networks as part of this piece. We made some adjustments to try to address those. And then lastly, there are a handful of adjustments that have been made to the Thoroughfare Plan Map itself in an effort to upgrade and downgrade certain areas to most appropriately fit the overall master Transportation Network for the community. So, that is a very high-level overview of what you've got inside your plan. I'm happy to answer any questions you have this evening.

Mr. Bridget: This plan was run through a modeling program, is that correct?

Mr. Hamm: Yes, actually it's a modeling program, TransCAD Program built specifically for the Town of Plainfield. Which you'll actually have ownership of at the end of this process, which will allow you to do site development analysis from a traffic perspective for projects that come before the Plan Commission/the Council for consideration. Hopefully it will be a wonderful tool for you to really understand transportation impacts on a property specific level within your community.

Mr. Bridget: Very good.

Mr. Brandgard: Great

Mr. Kirchoff: Chris, I think the next piece is for us to have a conversation about, "now what". We pride ourselves in planning and working the plans, so I think you've handed us a great future planning document and now I think our challenge is...

Mr. Brandgard: See how we make it work.

Mr. Kirchoff: Yes

Mr. Brandgard: Knowing this is not a static plan, it's one that's going to change over time as conditions change; it's a guide.

Mr. Hamm: Yes, and you'll want to look at it on a regular basis and make sure, particularly as you begin improving some of the projects that are within the plan. You're going to want to understand how that impacts other areas. You may find that your priorities... and we've tried as best as possible to prioritize road projects today but as development considerations change and densities change and other issues within the community change, those priorities might change as well. Hopefully the model will give you the tool to make those adjustments on a regular basis to make sure that the plan is as fresh as it could possibly be.

Mr. Brandgard: Great, anything else?

Mr. Angle: How long will the PlainfieldThoroughfarePlan.com be available?

Mr. Hamm: We typically take it down after the project is completed, but we can certainly keep it up if you'd like to have a resource for people to go find the plan. We could keep it up for several months if you'd like us to.

Mr. Angle: I think maybe the question would be then; are the documents going to be shifted to our website at that point once they're adopted, or how does that process work, so that the public can access them?

Mr. Klinger: If it's adopted as part of the Comprehensive Plan then we would work to shift that and make it part of our Comprehensive Plan page as part of the Town website.

Mr. Angle: I just want to make sure timing wise, that there's not like a down time where it can't be accessed at all.

Mr. Hamm: We'll keep... the version that's online now is the version that's up for your consideration this evening, so it's the final revised version of that. We're happy to keep it up as long as you want. I don't want there to be confusion though between the Town's website and that website. Obviously, we want to funnel as many people as we can to the Town's website for information as possible.

Mr. Klinger: We can work out a transition plan to make sure we have it up before that gets taken down.

Mr. Hamm: And we'll be happy to post on the page that it will be up for this period of time and for future reference please go to the Town's website.

Mr. Klinger: Great

Mr. Angle: Thank you

Mr. Brandgard: And maybe as we're revising/updating our website, that's the time to kind of bring it in.

Mr. Klinger: Yes, we just started, so...

Ms. Singh: I can put it up right away and then Chris will have the exact (inaudible) to put on your website.

Mr. Hamm: That'd be great.

Mr. Brandgard: Great, Chris, thank you.

Mr. Kirchoff: I think we need to thank Chris and his team. They were great to work with and you've made us think about some things that we hadn't thought about and really, well done.

Mr. Hamm: Well, thank you very much. We appreciate that and we appreciate the opportunity to work on this project. Thank you

Mr. McPhail: Thank you

Mr. Brandgard: Thank you

Mr. Daniel: I'd like to take a moment, Mr. President?

Mr. Brandgard: Yes

Mr. Daniel: I'm checking my email and after I left the office, I have an email here from Jessica Howell from Walmart saying that the agreement has been signed. She's awaiting final approval from the Store Manager prior to sending it over to eliminate any surprises on the signage cost. My guess is it's probably been signed for a few days, but it would have been nice if she would have communicated that. But I do think at this point, and I'll work

with her (inaudible) working with the signage issues out there. (inaudible) completed, but apparently, we have a signed agreement.

Mr. Angle: Great

Mr. McPhail: Thank you

Mr. Brandgard: Great

Mr. Kirchoff: Yeah

Mr. Brandgard: Again, thank you for all of your efforts. Is there any other new business? If not, we'll go to Resolutions.

RESOLUTIONS

Mr. Brandgard: We have four Resolutions this evening. The first is Resolution No. 2019-20 - A Resolution Requesting a Transfer of Appropriations – Park Impact Fees.

Mr. McPhail: Move to approve

Mr. Bridget: Second

Mr. Brandgard: Motion and a second to approve Resolution No. 2019-20. 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. 2019-20 is adopted.

Mr. Brandgard: We also have Resolution No. 2019-21 – A Resolution of the Town Council of the Town of Plainfield, Indiana, Approving an Amendment to the 2016 Plainfield Comprehensive Plan.

Mr. Angle: I'll move to approve

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2019-21. 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. 2019-21 is adopted.

Mr. Brandgard: We also have Resolution No. 2019-22 - A Resolution Preliminarily Designating Economic Revitalization Area and Qualifying Certain Real Property and Improvements for Tax Abatement–Strategic Capital Partners MetroAir Building 8.

Mr. McPhail: Move to approve

Mr. Bridget: Second

Mr. Brandgard: Again, we have a motion and a second to approve Resolution No. 2019-22. 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. 2019-22 is adopted.

Mr. Brandgard: We also have Resolution No. 2019-23 - A Resolution Preliminarily Designating Economic Revitalization Area and Qualifying Certain Real Property and Improvements for Tax Abatement–Strategic Capital Partners MetroAir Building 9.

Mr. Bridget: So moved

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2019-23. 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. 2019-23 is adopted.

ORDINANCES

Mr. Brandgard: We do have several Ordinances. The first is a Single Reading of Ordinance No. 13-2019 - An Ordinance to Amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and Fixing a Time when the Same Shall Take Effect (Jekel/Johnson Rezone).

Mr. Kirchoff: So moved

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the Single Reading of Ordinance No. 13-2019. 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

Single Reading of Plainfield Ordinance No. 13-2019 is approved.

Mr. Brandgard: Thank you. We can do the next four Ordinances as a single approval, single vote.

Mr. Kirchoff: So moved

Mr. Brandgard: Well, I'll need to read it through.

Mr. Kirchoff: Okay

Mr. Brandgard: The First Reading of Ordinance No. 09-2019 - An Ordinance Vacating Public Ways and Easements in the Town of Plainfield, Hendricks County, Indiana – Applecreek Subdivision.

Ordinance No. 10-2019 - An Ordinance Vacating Public Ways and Easements in the Town of Plainfield, Hendricks County, Indiana – Hill Top Addition.

Ordinance No. 11-2019 - An Ordinance Vacating Public Ways and Easements in the Town of Plainfield, Hendricks County, Indiana – Peaceful Acres

Ordinance No. 12-2019 - An Ordinance Vacating Public Ways and Easements in the Town of Plainfield, Hendricks County, Indiana – Melody Lane & Harmony Drive

I'll entertain a motion to approve said Ordinances.

Mr. Kirchoff: So moved

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve the First Reading of Ordinance No. 09-2019, Ordinance No. 10-2019, Ordinance No. 11-2019 and Ordinance No. 12-2019. 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 Ordinance No. 09-2019, Ordinance No. 10-2019, Ordinance No. 11-2019 and Ordinance No. 12-2019 is approved.

Mr. Brandgard: We also have the First Reading of Ordinance No. 14-2019 - An Ordinance to Create the Plainfield Economic Improvement District.

Mr. McPhail: So moved

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the First Reading of Ordinance No. 14-2019. 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 Ordinance No. 14-2019 is approved.

Mr. Brandgard: We also have the Third Reading and Adoption of Ordinance No. 01-2019 - An Ordinance for the Management of Flood Hazard Areas in the Town of Plainfield, Indiana Repealing Ordinance No. 25-2009 and All Ordinances and Parts of Ordinances in Conflict Herewith.

Mr. Bridget: So moved

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the Third Reading and Adoption of Ordinance No. 01-2019. 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 Ordinance No. 01-2019 is approved.

Mr. Brandgard: Thank you

COUNCIL COMMENTS

Mr. Brandgard: Is there anything else to bring up?

ADJOURN

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


Mr. McPhail: So moved

Mr. Angle: Second

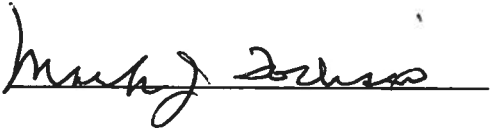
Mr. Brandgard: All those in favor signify by aye.

(all ayes)

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

Handwritten signature of Robin G. Brandgard in black ink, written over a horizontal line.

Robin G. Brandgard, President

Handwritten signature of Mark J. Todisco in black ink, written over a horizontal line.

Mark J. Todisco, Clerk-Treasurer

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