

**PLAINFIELD TOWN COUNCIL**

**June 22, 2020**

**7:00 p.m.**

Mr. Brandgard: I'd like to welcome everybody to the Plainfield Town Council meeting for June 22, 2020. We do have a public hearing for this evening; it's a public hearing related to an Additional Appropriation for the Six Points TIF to help fund the MADE@Plainfield project. If you have any comments concerning the matter, you can submit your comments 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 later on in the agenda, thank you.

**CONSENT AGENDA**

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

1. Approval of the Minutes of the Town Council meeting of June 8, 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 17, 2020.
4. Approval of 2-year Preventative Maintenance Contract of \$1,496 per year with Leach & Russell Mechanical for Police Annex HVAC Systems, per the Fleet & Facilities Report. (Funded from Police Operating)
5. Approval of Change Order with Design & Build Corporation for a Deduction of \$3,270 from the Original Contract Amount for the Richard A. Carlucci Recreation & Aquatic Center Emergency Repairs. per Fleet & Facilities Report (Funded from Rec Operating)
6. Approval of Work Order Number 15 with Veridus Group, Inc. in the amount of \$10,000 for Temporary Staffing Assistance during 2020 associated with Redevelopment and Economic Development Projects, per the Development Services Report. (Funded from General Fund)
7. Approval of a Memorandum of Understanding between the Town, Samaritan Senior Lifestyle Communities, LLC and The Stone Table, Inc regarding Utilities, Roads, Storm Water Management and Pedestrian Pathways associated with Development of a 25-acre Parcel located South of the Shoppes at Perry Crossing, per the Development Services Report.
8. Approval of a Declaration of Release and Termination of an Ingress-Egress Easement and Restrictive Use Covenant associated with a 25-acre Parcel located South of the Shoppes at Perry Crossing, per the Development Services Report.
9. Approval of the First Amendment to a Memorandum of Understanding between the Town and MetroAir 8-9 regarding a Water Line Easement along the South Side of Stafford Road East of Ronald Reagan Parkway, per the Development Services Report.
10. Approval of Tentative Selection of Kokosing Industrial for the West Fork 2 Interceptor Sewer Project and Bowen Engineering for the North Wastewater Treatment Plant Project, subject to approval of a Construction Contract, per the Development Services Report.
11. Approval of a Letter of Commitment to INDOT indicating Council's support of a Change Order in the amount of \$356,622.13 to INDOT Contract RS-39327-A for Additional



Mr. Daniel: Millennium Contractors bid is in proper form. Millennium Contractor's bid is in the amount of \$2,199,860 – I didn't read that very well - \$2,199,860 - \$2,199,860.

Mr. Brandgard: Thank you

Mr. Daniel: The next bid is from Calumet.

(reading of the bid)

Mr. Daniel: Calumet Contractor's Bid is in proper form. Calumet Civil Contractor's bid is \$2,146,000, that's \$2,146,000. And that is all the bids we have.

Mr. Brandgard: Okay, thank you. The engineer's estimate was \$1,726,371. Again, that's \$1,726,371. I'd like to ask the bid review committee made up of Bill Kirchoff, Scott Singleton, Jason Castetter and Mark Butler to review the bids and come back with a recommendation at our next meeting. I want to thank all of the bidders who took the time to submit a bid; thank you.

## **PUBLIC HEARING**

Mr. Brandgard: We have a public hearing this evening concerning the Additional Appropriation of the Six Points TIF to help fund the MADE@Plainfield project. If you have any comments concerning this matter you can submit your comments in the messenger box on the LIVE stream site. Again, please include your name and address in the comment. Andrew, will you please provide a summary?

Mr. Klinger: Yes; so, as you may recall, when we started construction on the MADE@Plainfield project, we had certain soft costs as well as construction costs, but we wanted to get the project moving before we really had the financing completely closed, so we were using Six Points TIF cash to be able to fund those soft costs as well as some of the construction costs on the project. And so, we need this Additional Appropriation within the Six Points TIF fund to be able to accommodate those expenses that incurred. Meanwhile, we have actually closed on the financing and so a lot of these expenses will actually be reimbursed by the Bond Revenues. But we still need the Additional Appropriation to be able to have expended those dollars in the first place. So, that's what this one is about.

Mr. Brandgard: Okay, thank you. Again, this is a public hearing concerning the Additional Appropriation for the Six Points TIF District. Have we had any comments?

Mr. Klinger: I am not aware of any comments received prior to the meeting. And then we would have to check in with Melanie Noble who is the moderator of this call, in terms of whether anything has been submitted here this evening.

Mr. Brandgard: Okay

Ms. Noble: Mr. President, this is Melanie and we have not received any comments on the LIVE stream this evening.

Mr. Brandgard: Okay; again, this is a reminder, this is a public hearing concerning an Additional Appropriation for the Six Points TIF. Are there any comments from our LIVE stream messenger? Melanie, have we received any since your last...?

Ms. Noble: No, and I have posted that we're accepting questions on the site, and still received no comments.

Mr. Brandgard: Okay, thank you.

Ms. Noble: You're welcome.

Mr. Brandgard: If there are no comments or all comments have been read into the record, the public hearing is now closed. I want to thank everybody.

## TOWN MANAGER'S REPORT

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

Mr. Klinger: Yes; so, the first item that I have – I have a few things – the first one would be, I wanted to bring to you an action that was taken by the Plainfield Plan Commission regarding a rezoning. In my capacity as Secretary of the Plainfield Plan Commission, I hereby certify that the Plainfield Plan Commission held a public hearing on Monday, June 15, 2020 on petition RZ-20-062 as filed by the Gruma Corporation for a Zone Map Amendment from I-2 Office/Warehouse Distribution Zone to I-3 Light Manufacturing at 1201 AllPoints Court. The Plainfield Plan Commission voted 7-0 to make a favorable recommendation to the Plainfield Town Council to rezone the property as described. It would be my request now that the Council accept the certification as I read.

Mr. Brandgard: Thank you, do we have any questions from the Council? If not, I would accept a motion to accept the recommendation from the Plan Commission.

Mr. McPhail: I would so move.

Mr. Brandgard: Do we have a second?

Mr. Bridget: I'll second

Mr. Brandgard: Okay, we have a motion and a second to approve the petition recommendation from the Plan Commission relative to RZ-20-062 as filed by the Gruma Corporation to rezone from an I-2 to I-3 at 1201 AllPoints Court. If we don't have any additional comments or discussion, all those in favor signify by aye.

(All ayes)

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

Mr. Klinger: All right, so if I may, I do want to bring your attention to Ordinance No. 16-2020; it appears on your agenda this evening. This is the Ordinance that relates to the rezone certification that I just provided. I wanted to point out that we have listed this and identified this on the agenda as a "Single Read" Ordinance, however, in consultation with the Town Attorney, it is my understanding that this is actually a three reading Ordinance and would require three readings under the Council's rules. So, I wanted to forward to your attention the request that we received from the petitioner. They have asked that the Council consider suspending the rules to be able to consider all three readings this evening so that they could bring the rezone to a conclusion. It is my understanding that there may be some aspects of their – it's an important economic development for the community and for the state and there may be some aspects of their deal that are very time sensitive and so they're very sensitive to wanting to bring the rezone issue to a close. So, I just wanted to put that request in front of you so that you can consider that when the time is appropriate, later this evening. The only other thing I wanted to mention was just that we are continuing our return to work program; we are anticipating that we will move into Stage 5 under the Governor's "Back on Track" plan, come the Fourth of July weekend. I would expect, as the Governor has done already on a couple of occasions, he may actually move that date up at a state level by a day or two, but we're going to continue with our plan as we prepared it. And we are preparing – the main thing that's probably impacted at this point is Splash Island – most of our facilities are open and operating; and the only thing where we still have some limitations in place are some of the Park's facilities, particularly the Splash Island waterpark. So, we are on track to be able to open that up on the Fourth of July weekend, assuming everything goes well and that we do in fact move forward into Stage 5 under the Governor's direction. So, we will just continue to monitor that; I just wanted to bring it up because we don't have another meeting until after the Fourth of July. So, I just wanted to make sure that you all understood that we are on track and I'm happy to answer any questions that you may have about that. That, I think, is all I have this evening.

Mr. Brandgard: Okay, thank you.

## OLD BUSINESS

Mr. Brandgard: Kent, do we have any old business?

Mr. McPhail: Mr. President, I'd just like to comment that we had a successful house move and I think lots of people got the opportunity to watch that operation. It was really a team effort, and I really just want to mention DPW and all the work they've done to make this project go and they did a lot of work afterwards getting the site restored back to something reasonable and I think they did a stellar job, along with the whole team.

Mr. Brandgard: Okay, thank you. Lance, old business?

Mr. Angle: Nope

Mr. Brandgard: Dan, old business?

Mr. Bridget: No

Mr. Brandgard: Bill?

Mr. Kirchoff: I have two items I'd like to cover tonight. Number one: if you remember, I think it was earlier in the year, we were approached by the Daughters of the American Revolution where they wanted to put banners and flags on the – I believe they come down Main Street – and I don't know about you, but I've heard nothing but positive comments about that. And so, we received a request from them on whether the Council would be willing to consider implementing that program next year. So, I guess I would ask for Council consent of support to go back to DAR and say, "Yes, we would like to do that again."

Mr. Brandgard: I think Bill, you're right, we've had a lot of positive comments relative to that and certainly, I think we ought to have consent to allow that to go forward again.

(consent is given)

Mr. Kirchoff: Great, thank you. Then the other item – Mark might want to jump in here – but, the Youth Assistance Program has been moving forward. COVID-19 kind of slowed us down a bit but we have filed our Articles of Corporation and they've been approved by the Secretary of State. And so, that all is beginning to come together. Again, with the school being out, it kind of threw us a curve as how to reach out and do some programming but a major step – I think it was last week, we received those from the Secretary of State, and so, that is continuing on to lay the foundation to help youth throughout Plainfield. Mark, do you want to add anything to that?

Mr. Todisco: Bill, that's correct, and our next step is also working with the IRS and wrapping up the nonprofit status.

Mr. Kirchoff: Right, the 501c3.

Mr. Todisco: Right

Mr. Brandgard: That is very good news

Mr. Kirchoff: That's all I had.

Mr. Brandgard: Okay, thank you. Mel, do you have anything?

Mr. Daniel: Did you say Mel?

Mr. Brandgard: I did

Mr. Daniel: I do not, thank you Robin.

Mr. Brandgard: Mark, do you have anything you want to bring up?

Mr. Todisco: No, I'm okay.

Mr. Brandgard: Okay

**NEW BUSINESS**

Mr. Brandgard: Kent, new business?

Mr. McPhail: No, sir.

Mr. Brandgard: Lance?

Mr. Angle: None for me.

Mr. Brandgard: Dan?

Mr. Bridget: No, no new business.

Mr. Brandgard: Bill?

Mr. Kirchoff: Nothing here.

Mr. Brandgard: Okay, Mel?

Mr. Daniel: None, thank you.

Mr. Brandgard: Mark?

Mr. Todisco: Nothing here.

Mr. Brandgard: Thank you

**RESOLUTIONS**

Mr. Brandgard: We've got one Resolution this evening; Resolution No. 2020-29 – A Resolution Approving a Transfer of Appropriations – Record Perpetuation.

Mr. Bridget: Move to approve

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2020-29. 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. 2020-29 is adopted.

Mr. Brandgard: Thank you

**ORDINANCES**

Mr. Brandgard: We have two Ordinances that require a Single Reading. The first is Ordinance No. 14-2020 – An Ordinance Authorizing Additional Appropriations – Six Points TIF.

Mr. McPhail: Move to approve

Mr. Brandgard: Anybody second?

Mr. Kirchoff: I second

Mr. Brandgard: Okay, thank you. We have a motion and a second to approve the Single Reading of Ordinance No. 14-2020. 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 Town Council Ordinance No. 14-2020 is approved.

Mr. Brandgard: Thank you; we also have a Single Reading of Ordinance No. 15-2020 – An Ordinance Amending and Replacing Salary Ordinance 35- 2019.

Mr. Kirchoff: So moved

Mr. Angle: I'll second

Mr. Brandgard: We have a motion and a second to approve the Single Reading of Ordinance No. 15-2020 – An Ordinance Amending and Replacing Salary Ordinance 35- 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 Town Council Ordinance No. 15-2020 is approved.

Mr. Brandgard: Thank you; we also have a new Ordinance, Ordinance No. 16-2020 – An Ordinance Amending the Zoning Ordinance of the Town of Plainfield – Gruma Property. I'll entertain a motion to approve the First Reading.

Mr. McPhail: So moved

Mr. Angle: I'll second

Mr. Brandgard: We have a motion and a second to approve the First Reading of Ordinance No. 16-2020. 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



Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Third Reading of Plainfield Town Council Ordinance No. 16-2020 is approved and Adopted.

Mr. Brandgard: Thank you

#### **COUNCIL COMMENTS**

Mr. Brandgard: Is there anything else we need to bring before us?

Mr. Kirchoff: Mr. President, I'd just like to commend Nate and thank him for keeping our Salary Ordinance current. I think the types of things that we're having to do is the right steps and I appreciate you kind of keeping us on track there, Nate. That's the kind of things we need to be flexible on and to stay up on the change in times. So, thank you very much.

Mr. Brandgard: Again, thank you. That's – we've let that slip a couple of times and then we really fight to get it back up and we don't want to let it get too far out of hand.

#### **ADJOURN**

Mr. Brandgard: With that, I'd like to wish everybody a safe Fourth of July and enjoy the opening of Splash Island that's coming up here. If there's nothing else, I'd entertain a motion to sign that which needs signed and adjourn.

Mr. Angle: So moved

Mr. Kirchoff: Second

Mr. Brandgard: A motion and a second; all those in favor signify by aye.

(All ayes)

Mr. Brandgard: Motion approved, thank you.

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Robin G. Brandgard, President

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Mark J. Todisco, Clerk-Treasurer