

PLAINFIELD TOWN COUNCIL

July 27, 2020

7:00 p.m.

Mr. Brandgard: Welcome to the Plainfield Town Council meeting for July 13, 2020.

ROLL CALL TO DETERMINE QUORUM

Mr. Brandgard: Everybody is present, and we have a quorum for conducting business. As a reminder, tonight we have a public hearing relating to a Personal Property Tax Abatement request for Gruma Corporation. If you have comments concerning this matter, you can submit your comments in the messenger box on the Facebook. Please include your name and address in the comment, and we will read these comments into the record during the hearing later on in the agenda.

CONSENT AGENDA

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

1. Approval of the Minutes of the Town Council meeting of July 13, 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 July 23, 2020.
4. Approval of a Proposal from The Performance Lab, a division of FirstPerson HR, to perform an Organizational Study in an amount not to exceed \$25,000, per the Human Resources Report. (Funded from General Fund)
5. Approval of the Regional Chief Elected Officials Agreement, per the Town Manager's Report.
6. Approval to Appoint Greg Williams to the position of Assistant Chief effective August 10, 2020, as recommended by Fire Chief Brent Anderson.
7. Approval to Authorize Police Chief McKee to apply for Grant Funds from Walmart eCommerce "IND-2" not to exceed \$1,500 to purchase items for Community Engagement Efforts, per the Police Department Report.
8. Approval to Advertise for Public Hearing on a Request to Vacate a 15' Utility Easement across Lots 4A and 4B of Plainfield Marketplace Phase V, per the Development Services Report.
9. Approval of a Declaration of Restrictive Covenants for a Conservation Document associated with a Wetlands Mitigation Project along CR 650 South, per the Development Services Report.
10. Approval of a Letter of Intent between the Town and the Indianapolis Airport Authority regarding an Alignment Study for a Connecting Roadway between Ronald Reagan Parkway and the Airport Perimeter Roadway, subject to legal review, per the Development Services Report.

Are there any additions or corrections to the consent agenda?

BUSINESS FROM THE FLOOR

Mr. Brandgard: We'll now go to business from the floor. This is the point in the meeting where we would typically hear the input of anyone who wants 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. With that, we have one person who approached us prior to the meeting about speaking to the Council tonight. I believe Shirley McDonald is available to give us her comments.

(brief pause)

Mr. Klinger: So, I see her, but I don't hear her; is she muted?

Ms. Singh: I don't see a microphone, I see a camera that is turned off, but no microphone. Shirley, is there a way for you to call in?

Mr. Brandgard: Sometimes technology does not work the way we want it to work.

Mr. Angle: I can see you now, Shirley, hi. I can't hear you though.

Mr. Brandgard: Now I see her.

Mr. Angle: I see the top of your head, nope, can't hear you.

Mr. Klinger: My screen says, "Connecting to audio". Oh, there you are, you're muted though.

Ms. McDonald: All right, how we doing now?

Mr. Brandgard: Now we're doing good.

Ms. McDonald: All right, sorry about the delay. Can you hear me now?

Mr. Brandgard: Yes

Mr. Klinger: I think you have the LIVE stream going on in the background, and there's about a 20 second delay in what you're hearing there.

Ms. Singh: Shirley, I believe you should turn off your Facebook LIVE stream.

Ms. McDonald: Okay, I'm going to work on that. How is it now?

Mr. Klinger: Sounds good

Mr. Brandgard: It's good

Ms. McDonald: Okay, you got a good visual, everything's good with you guys?

Ms. Singh: Everything is good, please go ahead with your comments.

Ms. McDonald: All right, I'll go ahead and get started then. So, I have three questions for the Town Council, but first I would like to say, thank you for the opportunity just to speak to what I'm sure you know is my intent already, the parking garage. Two years ago, when I came before the Town Council, there was free parking, although it was in overall need of blacktopping to provide a greater number of spaces. I came to that meeting because the redevelopment plan showed a parking garage in place of the free public parking and grassy areas. At that time, I requested that the Town ensure that there would be no fees for anyone attending church. So, that's sort of the last time I was with you guys on this topic. This week, I read the most recent

minutes posted on the Town website. And so, I'm going to quote Mr. Kirchoff – hello, Bill – from page four of the June 8, 2020 minutes. It says, "We have selected an operator for the parking structure itself and are 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 is going to be as far as pricing and those types of policies." And then a little further down it continues, "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 are going to use it, we'll do our best to communicate that, not only to the Council but to the community as well." So, that's the quote from the minutes that were the most recent minutes I could find on the website. Now, these minutes were taken about 50 days ago, so, I'm concerned with development of decisions since that time, as I imagine there has been a development. So, my dear respected leaders, during these times of COVID-19, you, as the Town Council members, the overseers really, of our community, have a unique opportunity to bring relief, encourage citizen morale, and help our residents. And so, I would ask the Council to refrain from going forward with the consideration of fees until allowing each of the businesses and would be patrons of the garage, to have the same opportunity I'm having now. I would ask that you insist that the CDC delay decision making until the business owners have an opportunity to speak for themselves in the meeting. They are attempting to schedule with Andrew and the CDC, and I understand that has been finalized, so that's great. I cannot speak as a representative of the businesses, although they have expressed outrage at this idea. I can only speak directly as to how it would affect the congregation of Main Street Vineyard attenders and our potential visitors. And obviously, I don't know if any decisions have already been made, I'm just basing this on the minutes that I read, so I may have a lot to learn on this. Please consider the following: one, while the parking garage is extremely convenient, if there was an individual or group charge for parking in the garage, our attenders would not feel good about having to pay, or for Main Street Vineyard Church to have to pay in order for them to attend Sunday morning services or any other function of the church. Two, public parking is free in Plainfield, and was free prior to the building of the garage, therefore there is an expectation of free parking when needing parking in the downtown area. I believe it would be a deterrent when considering whether to visit. Three, the primary reason for a parking garage, as I understood it, rather than repaving and expanding the parking area to include the grassy area, was to accommodate the future attendees of the planned Performing Arts building. Also, there was some discussion of event only parking fees, the last time I addressed you on this topic. Four, the parking garage has been designed with rental business spaces that are expected to generate at least some income for the parking garage needs. Five, faith-based organizations are typically exempt from income generating endeavors of the Town or Chamber of Commerce in Plainfield, such as rental at facilities. There is rich documented history of this, and we would appreciate if this could continue, which I realize is your choice. Here are my three questions: has the Town of Plainfield taken away the benefit of free parking and imposed considerable inconvenience for the past year in exchange for a paid parking option? I don't mean to be rude in the way I ask the question, but it may sound that way, I realize, as I read it aloud. Number two: what measures will the Town take to ensure that the patrons do not assume fees, but can have as much free parking as they were used to before the building of the garage? And three: will the redevelopment result in more costs for non-profits who serve the community free of charge and are funded by donations of individuals. Of course, this is my primary concern. We the people of Main Street Vineyard Church of Plainfield, respectfully request and submit that any proposal of a parking garage chosen operator charging fees to those parking in the garage, should be rejected and disallowed. Thank you

Mr. Klinger: Robin, you're muted.

Mr. Brandgard: Excuse me. Thank you, Shirley, for addressing us. I've got a few things; number one, as far as fees go, we have not had any firm discussion on what fees would be, or how they would be applied. You have to understand, somebody has to pay for that structure and the ability to park there. We have many shopping areas in town who have talked to me about the fact, why are you supplying free parking to downtown merchants when you don't supply it to me, when I spend all this money for parking to create a parking lot. And so, there are a number of things that we have to work through and talk through. And again, I don't believe that we're anywhere close to having a firm, or even an idea, of what charges would be, if there are charges. But we certainly will take your comments into consideration, and we thank you for giving them to us.

Mr. Klinger: Robin, if I may, really quick; I think first of all, you're right on, it's too early to say what that structure is going to look like; that's something that is still being worked out. I think everyone would probably agree, we're probably behind where we thought we would be at this point, in terms of having that information. Of course, you know, we've had a pandemic to deal with, but we are getting closer to having some answers and I think, as Shirley noted, we have set up a meeting where I'll be able to speak with all of the different interested parties in downtown and be able to kind of go over where we're at with that. I think it's scheduled for a couple of weeks out and I'll have more information, hopefully, at that point than I do today, in terms of what that's going to look like. From what I heard today, we're looking at it being September before the structure is even completed, so we still have some time to kind of work those things out. So, I'm happy to meet with the business owners, and we have that scheduled, and we will kind of work through some of those questions that you have at that time.

Ms. McDonald: Thank you, and I'm sure these minutes are being recorded, so I don't know if it's necessary for me to send my documents to Stephanie, but I certainly can do that.

Mr. Brandgard: Stephanie, any comment for that; would you like the documents?

Ms. Singh: I will get with her and grab them, but she is now out of the meeting.

Mr. Brandgard: Oh, okay, thank you. I don't believe we had anything else come in from business from the floor. So, with that we'll go to the Town Manager's report.

TOWN MANAGER'S REPORT

Mr. Klinger: Well, I will lead off with some business from the floor from the last meeting that got kind of carried over. You may recall, Mr. Brian Motter came in and spoke to the Council at the last meeting about the issue with his water bill. Mr. Motter experienced a leak; apparently, he has a long approach to his house and somewhere between the street and house he had a water leak that he was unaware of, back in March. Eventually, I think it was actually called to his attention by our Utility Billing staff that saw that he had extensive usage in March, and they brought it to his attention. He was able then to have a firm come out and make that repair. However, in the meantime he incurred a \$2,369.68 water bill for the month of March. So, if you recall, he came to the Council basically asking for some kind of relief from this massive water bill. I think typically, what the Council has done in the past, is in a situation like this where the water didn't go down the sewer, we would give relief on the sewer side of the bill since that water was not being treated. However, in this particular circumstance, Mr. Motter, being out towards the Clayton area, he is on a flat fee for sewer. And so, taking off the sewer charge didn't really do a whole lot for him. And so, at that moment I think we were a little bit perplexed on how to solve that. I'm coming to you tonight with a recommendation, obviously it's up to the Council on how to handle this matter, but what I would suggest here is that – what I've done is looked at his last year's worth of water usage, and his average bill is around \$83. It peaks in the summer and then drops off in the winter like most of us have, but his average bill is \$83.86. And so, what I would propose at this point is that we look at that March bill, subtract out what the average monthly bill would be, what he normally would pay, and then that brings it to \$2,285.82, and then potentially looking at writing off or giving a credit for half of that amount. So, providing a credit of \$1,142.91 towards that bill and essentially giving him sort of a 50% reduction on that bill to kind of help alleviate that burden there for him. So, that's what I would propose in this circumstance. We don't necessarily have a formal policy on how to address these types of situations; it is something that I have been talking to Mr. Todisco about, as well as Nate. We've been talking about developing a policy that would address these types of issues and allow staff to maybe set up payment plans and different things like that. We will come back with a policy like that in the coming months, but at this point we would like to at least provide some resolution to Mr. Motter's situation. And that was, after talking to a couple of Council members, that was the recommendation that I come up with, and I'll just leave it at that for now, if you guys want to discuss that and possibly take any action on that.

Mr. McPhail: Andrew, I think that's a fair proposal. You know, I was thinking maybe in the neighborhood of – you know, we've got some very large users and if you converted that extra to that rate, it would probably be about 50%, I'm guessing.

Mr. Kirchoff: I can jump in here a little bit. As you all know, I ran billing for PSI for years, and this is very consistent with what PSI did when a customer had a leak, and electric utility business, that's the ground. And so, like I say, I think this is a fair way. And the other piece that I hadn't thought about Andrew, but if he needs a payment plan, we can offer him that as well.

Mr. McPhail: I agree, Bill.

Mr. Brandgard: Are there any other comments?

Mr. Kirchoff: Would you like a motion, or just consent?

Mr. Brandgard: Probably need a motion.

Mr. Kirchoff: I would move that – if I have the number right, \$1,142.91, is that the right number? – that we would provide a credit to the customer's bill in the amount of \$1,142.91, and if he requests a payment plan for the rest, that we set up a reasonable payment plan.

Mr. McPhail: Second

Mr. Brandgard: we have a motion and a second regarding Mr. Motter's request to review his water bill, and the motion is to credit his bill \$1,142.91 and if he requests a payment plan, that we would help create one for him. Is there any other discussion? If not, all those in favor signify by aye.

(All ayes)

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

Mr. Angle: Andrew, I have one quick comment there. I do appreciate the fact that you guys are going to be looking at a policy. I think it would be nice for account holders, when they have disputes on potential leaks and things of that nature, that there is a much easier and more efficient way for them to bring that dispute forward to the Town's attention, versus having to come back to meeting after meeting and make requests and that sort of thing. So, I appreciate you looking into that and seeing if it's something we might even be able to get online on our website, or something of that nature; just make it quicker and more efficient.

Mr. Klinger: Yeah, definitely, and it's actually something – you know, ambulance billing is another thing where this situation arises as well. And so, we were already kind of moving down the path with the Clerk-Treasurer's office and the Fire Department, in terms of setting up a policy for, you know, those types of billing situations. And then this came up, and so it's like, yeah, we should probably be doing this in Utility Billing too. So, we need to put together a policy that really will apply in both areas, and we'll bring that to the Council.

Mr. : I'm sorry, if I could just interject here really quickly; I know that everybody voted, but since we are in an electronic meeting, we have to take a roll call vote, just so it can reflect the vote of each member.

Mr. Brandgard: Thank you, (inaudible). Can we have a roll call vote on the motion?

- Mr. Todisco:
- Mr. Bridget – yes
- Mr. Angle – yes
- Mr. Kirchoff – yes
- Mr. McPhail – yes
- Mr. Brandgard – yes

Motion has been approved.

Mr. Brandgard: Thank you

Mr. Klinger: All right, thank you. I also wanted to mention one more time, our Citizens Academy – I'm wearing my Citizens Academy shirt today – we are taking applications for the third class of Citizens Academy, the deadline is this Friday. I know we have received some applications, but I think we still have room for more, so encourage people to get their applications in before this Friday. We will be considering those and getting the new class started in August. And we will be moving the night to Tuesdays. In the past we've been on Thursday nights; going forward we're going to try out Tuesday nights because I know we had a lot of people who said they were interested in doing it but they couldn't make Thursdays work for them. And so, we've made that switch and we'll be doing it on Tuesday nights, once a month, until – I guess it goes till May, I think, August through May, taking some breaks for holidays. So, encourage people to apply. And then the only other thing I want to mention is just that I'm going to take a little bit of time off at the end of the week. I'm off on Friday and I have down to be off all of next week as well. I'm not going very far, so I'll be available if there's an emergency that comes up. But I just wanted to let you know that I intend to take a little bit of time off in the coming week. That's all I have unless you have any questions of me.

Mr. Angle: Would you mind just announcing how folks can apply for the Citizens Academy?

Mr. Klinger: Yes, thank you. The best way is to go on to our website, and if you go on that home page and scroll down a little bit, I think it's "News and Announcements", there's an article there that's dedicated to Citizens Academy. Click on that, you can read about it, and then at the bottom there's a link to the applications. So, that's the best way to go about it; just go on the website and look it up.

Mr. Brandgard: Thank you

OLD BUSINESS

Mr. Brandgard: Kent, any old business?

Mr. McPhail: No old business.

Mr. Brandgard: Lance?

Mr. Angle: Nothing from me, thanks.

Mr. Brandgard: Dan?

Mr. Bridget: Nope, none

Mr. Brandgard: Bill

Mr. Kirchoff: Yeah, just a few minutes ago I was out on the east side again and I continue to see trucks parked at Walmart, and there's a camper – I see campers there day after day. So, I'm a little bit, I guess, not sure where we are on addressing that. How much is Walmart's responsibility with their local management versus our agreement with them? But it just continues to be an ongoing practice; so, not being critical, just asking clarification on what is our game plan out there.

Mr. Klinger: Well, as you know, with the Walmart property, and then more recently with the property where Burlington is and where Ross Dress for Less is coming in, we have an agreement in place with those property owners to where the police department can come in and enforce violations on their property. And so, we have those things in place, hopefully they didn't take that as an indication that they don't have to do anything. But it's really just a continuing issue. I think what we'll need to do again, is reiterate with Chief McKee, and I'm sure he's probably on the call, but we'll just reiterate with him about enforcing that and approaching those drivers. Actually, we have a police officer here in the room paying attention, so I know they're watching

