

**PLAINFIELD TOWN COUNCIL**

**August 10, 2020**

**7:00 p.m.**

Mr. Brandgard: Welcome to the Plainfield Town Council meeting for August 10, 2020.

**ROLL CALL TO DETERMINE QUORUM**

Mr. Brandgard: All members are present, and we have a quorum for conducting business.

**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 27, 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 August 6, 2020.
4. Approval of an Agreement with W.W. Williams in the amount of \$82,575 for a Townwide 5-Year Generator Preventative Maintenance Program, per the Fleet & Facility Report. (Funded from Various Departments)
5. Approval of an Agreement with ARC Design in the amount \$32,852 for Engineering and Design Services for the Restroom/Shelter House at Friendship Gardens, per the Parks & Recreation Report. (Funded from Park Impact Fees)
6. Approval of Change Order Request #3 for an amount of \$25,570 to an Existing Contract with American Structurepoint, to develop a Remediation Plan for the Klondike Road South Mitigation Site, per the Development Services Report. (Redirect Existing Funds Previously Approved from Six Points TIF)
7. Approval of a Contract for Professional Services with Butler, Fairman, & Seufert for an amount of \$75,400 for completing a Planning and Scoping Study for Extending Airtech Parkway East to West Perimeter Road, in collaboration with the Indianapolis Airport Authority, per the Development Services Report. (Funded from Six Points TIF)
8. Approval of a Contract between the Town and Woolpert, Inc. in an amount not to exceed \$50,000 for Phase 1 Strategic Planning Services associated with land associated with the Shoppes at Perry Crossing, subject to legal review, per the Development Services Report. (Funded from General Fund)
9. Approval of an Agreement to accept Dedication of a Sanitary Sewer Line from Poag Shopping Centers, which serves properties in and around Shoppes at Perry Crossing, subject to legal review, per the Development Services Report.

Are there any additions or corrections to the consent agenda?

Mr. McPhail: Mr. President, I move the consent agenda be approved as read.

Mr. Daniel: Mr. President, before you vote on that, item #5 – I didn't get my sound turned on quick enough – the ARC Design contract needs to be subject to legal review.

Mr. Brandgard: Okay, let it show, item #5, the agreement with ARC Design, is subject to legal review.



downtown redevelopment and the parking structure in particular. So, we do intend to continue to have that conversation with all of the downtown merchants, and that's a meeting that is planned for next week. So, we will reach out to Shirley and see if we can get her comments in written form and submit that to all the Council members.

Mr. Brandgard: It appears Shirley may...

Ms. McDonald: I was just told that I had frozen, and quite a while back in my presentation. So, I don't know if I can restart, or...?

Mr. Brandgard: Go ahead and start over if you like.

Ms. McDonald: Can you hear me now?

Mr. Brandgard: I just heard you, but it's not in sync with your picture.

Ms. McDonald: Okay, this (inaudible) unfortunate. (inaudible) I'm going to see if I can get through on maybe a different computer.

Mr. Brandgard: Okay

Ms. McDonald: (inaudible)

Mr. Brandgard: Shirley? If you can hear me, if this doesn't work, send Andrew an email and he'll get it to all of us. And I believe he has a meeting with the downtown merchants towards the end of the week. Again, we certainly want to hear what your concerns are, and where you're at. If you get this to work and come back on, we'll bring you back into the meeting again.

#### **TOWN MANAGER'S REPORT**

Mr. Brandgard: Andrew, do you want to continue with the Town Manager's Report while we see if Shirley can connect?

Mr. Klinger: Yeah, sure. I personally don't have much to report since I was out on vacation last week. So, that's why I did not submit a Town Manager's Report; I was not here for most of the last week. However, in my stead, there was a Plan Commission meeting and Kim Robinson filled in for me as Secretary of the Plan Commission, and so I would like to yield the floor to Kim so that she can read in a couple of certifications on some zoning matters from the Plan Commission. Kim, will you take it away please?

Ms. Robinson: Thank you very much; I appreciate you allowing me to be your proxy for that day. That was definitely interesting and new to me, but it was very fun, and I greatly appreciate it. To start off for the first one:

I, Kimberly Robinson, acting as proxy for Andrew Klinger, Secretary of the Plainfield Plan Commission, hereby certify that the Plainfield Plan Commission held a public meeting on Monday, August 3, 2020 on petition RZ-20-076, as filed by Rock Creek Partners for a zone map change of 4.76 acres from GC/General Commercial to I-2 Office/Warehouse Distribution Zone on the southwest corner of I-70 and S.R. 267. In the modification and extension of commitments to the full 64.37 acre site, the Plainfield Plan Commission voted 7-0 to make a favorable recommendation to the Plainfield Town Council to rezone the property. It would be my request now, that the Council accept the certification I read.

Mr. Brandgard: With that, are there any questions? If not, I'd take a motion to accept the certification relative to RZ-20-076.

Mr. Bridget: So moved

Mr. Angle: I second



Mr. Brandgard: Okay, thank you. Well, Andrew, if you have nothing else; I see Shirley is back on, lets see if we can make it work this time.

**BUSINESS FROM THE FLOOR (cont.)**

Mr. Brandgard: Shirley, go ahead.

Ms. McDonald: Thank you so much for your patience. I'm trying a different computer, so hopefully all will go well this time. I'll just start from the beginning; it's a short presentation. Dear Town Council members and online friends of Plainfield, I'm here again because I failed to get a response that would assure that we would have free parking. Also, I did not make contact with anyone from the Council who could encourage me on how to receive such an assurance. Today I represent Main Street Vineyard Church and Tribe Church, who combined, consist of approximately 300 people. Thank you for the opportunity to speak about the needs of our congregations for parking. Since you are in the process of considering fees for the parking garage, I know that you will be interested in what our needs are. First though, I would like to comment on the response given by the Council members, that I received two weeks ago, concerning my previous request. It was said that now that it is built, we have to figure out how to pay for it; as you figure out how to pay for it, I respectfully request that at a minimum, there be no paid parking on Sunday. Please bear with me as I recommend – or remind, excuse me – please bear with me as I remind you that there are no paid parking garages in Avon, no paid parking garages in Brownsburg, no paid parking garages in Mooresville, Carmel or Greenwood; there are no paid parking garages in the suburbs. Even the City Council of Indianapolis and Bloomington voted for free parking all day on Sundays. We are hopeful that the Town Council of Plainfield will come to the same decision. To quote the Indy Star regarding the six parking garages the city of Carmel has built, I quote, "Carmel is using Tax Increment Financing, commercial property taxes drawn from new developments, to pay back the public debt on all of the garages. And again, the city also taps into its General Fund to pay more than \$400,000 in annual maintenance costs on many of the garages, including labor, supplies, utilities, snow and trash removal, repairs, and management fees." The following are the needs and requests of Main Street Vineyard Church and Tribe Church: we both need free parking on Sunday mornings until at least 2:00 p.m. Main Street Vineyard Church needs free parking on Friday nights from 5:30-9:30 p.m. for our Celebrate Recovery participants. Tribe Church is asking for the first Wednesday night of the month from 5:30-9:30 p.m. Ideally, we would be able to offer free parking to our guests at all times, on all days. In a moment I will ask my one question for today, but I would also like to request that the questions that I asked in the July 27<sup>th</sup> Town Council be responded to, and if you like, I can restate them tonight. My one question for today is: will Main Street Vineyard Church and Tribe Church be invited to partner with the Plainfield Town Council for whatever entities necessary to provide free parking? And could you please respond to my questions at this time.

Mr. Brandgard: Shirley, I will respond somewhat the same as we did last time. We are still looking at how we will structure parking in the parking garage. We have not determined that yet. We're getting close, but we haven't determined that yet.

Ms. McDonald: Do you have a date by which you think you'll know that, have that kind of resolved?

Mr. Brandgard: We've lost your sound again.

Ms. McDonald: Do you have a date by which – can you hear me okay? – do you have a date by which you'll have that resolved?

Mr. Brandgard: I think the best I can tell you right now is, before we open, which is going to be probably 8 weeks away before we get it open, because they just now started installing the elevator.

Ms. McDonald: Okay, but is there going to be a consideration for the churches for Sundays?

Mr. Brandgard: I think, when you brought this to us some time ago, we told you then that we would take that into consideration as we determine how we're going to price it. And that's where we're at right now; we've just now brought on an operator for it, and we've got to work through how it's going to be operated.

Ms. McDonald: Okay, and regarding my question from last week, will somebody get back with me with the response to those, or how can I go forward? As you can imagine, the people in our whole congregations are eager to know what their situation is, because we did have that free parking in the past, and so that situation had been eliminated, and if, you know, as the other facilities are built, free parking is becoming less and less. So, it is an issue that people are very interested in.

Mr. Brandgard: Yes

Mr. Klinger: Robin, if I can, really quick – I think Shirley, you might have missed my comments earlier because of the connections problems, but I think you're aware, we have a meeting set up for early next week with downtown merchants to talk about downtown redevelopment projects and the parking structure, and to be able to answer questions. So, I think that's probably the time to be able to talk and answer some of those questions that you may have at that time. And if you're not able to make it, we can always set up a separate appointment where we can kind of talk and work through that. So, if you don't have that information, we'll get that to you.

Ms. McDonald: Will there be decision makers there at that meeting on the 17<sup>th</sup>?

Mr. Klinger: Well, yeah, there will be.

Ms. McDonald: Okay, and can you tell me who's going to be there?

Mr. Klinger: I'm not sure who all is going to be there, but I will be there for sure. I think one, if not two, of our Council members have offered to be a part of that discussion as well.

Ms. McDonald: Oh good, thank you so much. I just really appreciate you guys and I'm very hopeful that this will all work out well for everyone.

Mr. Brandgard: Yeah, thank you. Andrew, do you know of anyone else that would like to direct something to us?

Mr. Klinger: So, we do not have anyone else on the agenda; I will just note that when we do these digital meetings, Nate and I, and Chief McKee, we all come to Fire Headquarters just in case someone shows up, and tonight we actually did have a couple of people show up. And so, we were able to talk to them offline and get their information, and we'll be able to forward that on to you. The weather is getting worse, so I won't go into all the details now, but we did have a couple of people show up here, and we'll get all that information to you.

Mr. Brandgard: Okay, thank you.

## **OLD BUSINESS**

Mr. Brandgard: Kent, any old business?

(brief pause)

Mr. Brandgard: Did we lose Kent?

Mr. Todisco: I think we lost him, yeah.

Mr. Brandgard: Lance, any old business?

Mr. Angle: Nope, none for me.

Mr. Brandgard: Dan?

Mr. Bridget None

Mr. Brandgard: Bill?

Mr. Kirchoff: Nothing here.

Mr. Brandgard: I'll tell you; it's rolling out there, the thunder.

### **NEW BUSINESS**

Mr. Brandgard: Lance, any new business?

Mr. Angle: None tonight, thank you.

Mr. Brandgard: Dan?

Mr. Bridget No new business

Mr. Brandgard: Bill?

Mr. Kirchoff: The only comment I would make is to compliment Stephanie on the article for our Town Board President and his 40 years of service to the community. Outstanding job Stephanie; and Robin, congratulations on that as well. It was just well done.

Mr. Brandgard: Thank you, I have to thank Stephanie (**inaudible**); I think I have had more comments on that than I have had on anything out of that magazine. So, Stephanie...

Mr. Kirchoff: I saved it; I'm waiting for an autograph.

Mr. Brandgard: Believe it not, I've had several people ask to get my autograph on it.

Mr. Kirchoff: Well, well done.

Mr. Brandgard: Thank you

Mr. Kirchoff: That's all I had.

Mr. Brandgard: Okay

Mr. McPhail: Robin, this is Kent. I lost my internet connection, I'm back in on the phone.

Mr. Brandgard: Okay, do you have any old or new business?

Mr. McPhail: No, sir.

Mr. Brandgard: Okay

Mr. Todisco: Mr. President?

Mr. Brandgard: Pardon?

Mr. Todisco: I just wanted to mention, Mr. Motter was here two meetings ago, and I notified him; he actually has paid his balance and he actually was telling me to tell you, to thank all of you. He thought you were very gracious, and he appreciates (**inaudible**) you gave him. He said we had an outstanding Town Council. So, I just wanted to pass that on.

Mr. Brandgard: Good, thank you for bringing that up.

Mr. Daniel: Robin, I've got one item

Mr. Brandgard: Pardon?

Mr. Daniel: I've got one item of new business. The Town's familiar with the Hochreiter real estate purchase on the south side of town for the future development of the park. Of course, that's been ongoing for quite some time; that must be closed by August the 20<sup>th</sup>. So, tonight, if the Town is willing to do that, we need a motion to approve the purchase and to authorize a person to sign documents for the purchase, to authorize someone to approve any minor changes in the deal itself, and to authorize a wire transfer at the closing.

Mr. McPhail: Mr. President, I would move that we approve the purchase of the Hochreiter property, and that we allow the Town Council President to sign the documents and to also allow him and legal counsel to consummate the deal.

Mr. Angle: I'll second that and also just recommend that those minor changes, minor alterations, can be made as well.

Mr. Brandgard: Thank you, we have a motion and a second to approve the purchase of the Hochreiter property...

Mr. Bridget: I think we lost Robin.

Mr. Daniel: I think you're right.

Mr. McPhail: Well, it's storming pretty bad at my place right now.

Mr. Klinger: Well, can Bill pick up the mantle here really quick, and finish this motion at least?

Mr. Kirchoff: Certainly, we had a motion and a second to approve the Hochreiter property purchase and named Council President to be authorized to make any minor changes to that, to be the signatory and to approve the funds to be transferred upon closing. Is that correct?

Mr. Bridget: And to amend any minor changes.

Mr. Kirchoff: Yes, that's what I said.

Mr. Bridget: Oh

Mr. Kirchoff: So, we need a roll call vote, please.

Mr. Klinger: Well, it appears we lost our Clerk-Treasurer too. So, I'll just run the roll for you, if you don't mind.

Bill Kirchoff – yes

Dan Bridget – yes

Lance Angle – yes

Kent McPhail – yes

Robin Brandgard –

I think he's still offline, so we'll have to put him down as "absent" for this vote. The motion carries.

Mr. Kirchoff: Thank you. I do not have an agenda in front of me, what else do we have tonight?

## **ORDINANCES**

Mr. Klinger: The next item is the First Reading of Ordinance No. 20-2020 – An Ordinance Amending the Zoning Ordinance of the Town of Plainfield – Rock Creek Partners.

Mr. McPhail: Move to approve

Mr. Kirchoff: I have a motion; do I have a second?

Mr. Bridget: Second

Mr. Kirchoff: Okay, if there's no further discussion, would you give us a roll call vote, Mr. Klinger? Wow, it is coming down.

Mr. Klinger: It is coming down like crazy, but we'll try to get through this.

Mr. Kirchoff – yes

Mr. Bridget – yes

Mr. Angle – yes

Mr. McPhail – yes

Mr. Brandgard –

He's still absent. So, Ordinance No. 20-2020 is approved.

Mr. Kirchoff: Okay, I was able to bring up my agenda; so, the next is the First Reading for Ordinance No. 21-2020 – An Ordinance Amending the Zoning Ordinance of the Town of Plainfield – Indy Gateway 6

Mr. McPhail: I move to approve

Mr. Angle: I move to approve

Mr. Kirchoff: Okay, we have a motion and...

Mr. Bridget: I'll second

Mr. Kirchoff: Okay, a second, no further discussion, Andrew, a roll call vote, please.

Mr. Klinger: Mr. Kirchoff –

Mr. Todisco: I'm back on, if you want me to do it.

Mr. Klinger: Okay

Mr. Todisco: Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard –

Is he back on or not? No? First Reading of Plainfield Town Council Ordinance No. 21-2020 is approved.

Mr. Kirchoff: Okay, thank you. Next, we have the First Reading for Ordinance No. 22-2020 – An Ordinance Establishing the Issuance and Sale of Bonds for Improvements and Extensions to the Sewage Works Owned and Operated by the Town of Plainfield.

Mr. Bridget: Move to approve

Mr. McPhail: Second

Mr. Kirchoff: We have a motion and a second to approve the First Reading for Ordinance No. 22-2020. Could I have a roll call vote, please?

Mr. Todisco: Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

First Reading of Plainfield Town Council Ordinance No. 22-2020 is approved.

Mr. Kirchoff: Okay, next we have the Third Reading and Adoption Ordinance No. 17-2020 – An Ordinance Amending the Zoning Ordinance of the Town of Plainfield – TA-20-043 General Commercial. Entertain a motion...

Mr. Angle: I move to approve

Mr. Kirchoff: Do we have a second?

Mr. McPhail: Second

Mr. Kirchoff: We have a motion and a second; can we have a roll call vote, please?

Mr. Todisco: Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Third Reading of Plainfield Town Council Ordinance No. 17-2020 is approved and adopted.

Mr. Kirchoff: Next is the Third Reading and Adoption of Ordinance No. 18-2020 – An Ordinance Amending the Zoning Ordinance of the Town of Plainfield – 133 S. Center Street.

Mr. McPhail: Move to approve

Mr. Bridget: Second

Mr. Kirchoff: We have a motion and a second to approve the Third Reading and Adoption of Ordinance No. 18-2020. Mark, could you do a roll call vote for us please?

Mr. Todisco: Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Third Reading of Plainfield Town Council Ordinance No. 18-2020 is approved and adopted.

Mr. Kirchoff: Okay

**COUNCIL COMMENTS**

Mr. Kirchoff: Is there any other business that needs to come before the Council tonight?

Mr. Klinger: Robin just joined us just in time for us to close things up.

Mr. Kirchoff: He made it back

**ADJOURN**

Mr. Kirchoff: Hearing none, I would entertain a motion to sign the documents and adjourn.

Mr. McPhail: So moved

Ms. Noble: Robin is on but he is muted, if that makes a difference to anyone.

Mr. Brandgard: Bill, thank you for taking over.

Mr. Klinger: There he is.

Mr. Brandgard: Lightning hit and everything went down.

Mr. Todisco: Same here

Mr. Kirchoff: Okay

Mr. Bridget: I second the motion to adjourn.

Mr. Kirchoff: Very good, thank you all.

Mr. Klinger: Stay safe everybody.

Mr. Brandgard: Stay safe.

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Robin G. Brandgard, President

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Mark J. Todisco, Clerk-Treasurer