

PLAINFIELD TOWN COUNCIL

August 24, 2020

7:00 p.m.

Mr. Welcome to the Plainfield Town Council meeting for August 24, 2020.

ROLL CALL TO DETERMINE QUORUM

Mr. Brandgard: Let the record show that all members are present, and we have a quorum for conducting business.

CONSENT AGENDA

Mr. Brandgard: We have a rather extensive consent agenda this evening.

1. Approval of the Minutes of the Town Council meeting of August 10, 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 21, 2020
4. Approval to Release the Final Report from Verisite to a targeted audience and begin marketing to attract a Data Center, per the Development Services Report.
5. Approval to Release Sila Capital, LLC, Performance Bond No. 82334685 in the amount of \$100,000.00 for on Site Sanitary Sewer Installation in Echo Park at Perry Road, per the Development Services Report.
6. Approval of a Donation Agreement between the Town and Saratoga Owners Association regarding a Perpetual Drainage Easement located at the outlet of Redbud Lake, per the Development Services Report.
7. Approval of Supplemental Agreement No 1 to an Agreement with Butler, Fairman and Seufert in the amount of \$15,000 for Inspection Services associated with Northwest Drainage Improvements Phase 1 (Saratoga/Redbud Lake Area) subject to receipt of 2020 Sewer Bond proceeds, per the Development Services Report.
8. Approval of Supplemental Agreement No 1 to an Agreement with Butler, Fairman and Seufert in the amount of \$105,850 for Professional Services associated with Northwest Drainage Improvements Phase 2 (Nottingham/Avalon Area) subject to receipt of 2020 Sewer Bond proceeds, per the Development Services Report.
9. 10. Approval of a Limited Notice to Proceed to Bowen Engineering in the amount of \$1,500,000 for the Stafford-Simmons Drainage Project, per the Development Services Report. (Funded from 2015 Sewer Bond Fund)
10. Approval of Change Order #1 for an amount of \$20,635.48 to an Existing Construction Contract with Calumet Civil Contractors for the Smith Road Project, per the Development Services Report. (Funded from AllPoints/Ronald Reagan TIF)

- 11. Approval of Final Payment for the Revised Contract amount of \$1,281,588.33 to Calumet Civil Contractors for the Smith Road Project, per the Development Services Report.
- 12. Approval of a Partial Release of Retainage and Payment totaling \$59,632.50 to Calumet Civil Contractor for the Smith Road Project, per the Development Services Report.
- 13. Approval of a Contract for Professional Services with Banning Engineering for an amount of \$125,522 for Preliminary Roadway Design to Extend Township Line Road to Gibbs Road, per the Development Services Report. (Funded from EDIT/CCD)
- 14. Approval to Fund a not-to-exceed amount of \$1,570,482 to the Town of Avon as contribution towards the Planned Improvements for CR 100 S, as approved by Resolution 2020-09, per the Development Services Report. (Funded from AllPoints/Ronald Reagan TIF)

Are there any additions or correction to the consent agenda? If not, I'd entertain a motion to approve.

Mr. Angle: Move to approve

Mr. Bridget: I'll second

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

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

Plainfield Town Council consent agenda for 08/24/2020 is adopted as read.

Mr. Brandgard: Thank you

PUBLIC HEARING

Mr. Brandgard: We do have a public hearing this evening; we have a public hearing relating to the Vacation of Easement. If anybody in the audience has comments concerning this matter, you can submit your comments in the messenger box; please include your name and address in the comment. We will read these comments into the public record during the hearing later on the agenda, which is now. Andrew, have we had, have we seen anything prior to the meeting?

Mr. Klinger: This was a notice that was issued through Planning; Kevin Whaley was the listed contact in the notice, and he let me know earlier that they did not receive any new information or any comments prior to the meeting.

Mr. Brandgard: Okay, thank you. Again, this is a public hearing relative to the Vacation of Easement of Plainfield Marketplace Phase V.

(brief pause)

Mr. Brandgard: Again, if anybody has any comments, please put them in through the comment box. Melanie, have we heard anything?

Ms. Noble: Mr. President, I have put a comment on the question box and have not received a response.

Mr. Brandgard: Okay, in that case, the public hearing is closed.

BUSINESS FROM THE FLOOR

Mr. Brandgard: Next on the agenda is Business from the floor and as I understand, we have no business from the floor this evening. Is that correct?

Mr. Klinger: That is correct.

Mr. Brandgard: Okay, thank you.

TOWN MANAGER'S REPORT

Mr. Brandgard: Does the Town Manager have a report?

Mr. Klinger: I don't really have much to report. I will just say, first of all, remind everyone that we do have a budget work session, our second budget work session, this Thursday evening. It will be a digital call just like the last time. I believe we have Parks, and Fire, and Communications Center lined up; and somebody else that I'm forgetting, I think. But we have a few department heads all lined up for Thursday night – HCCC is one of them, yeah – so...

Ms. Noble: DPW

Mr. Klinger: DPW, there it is, thank you. So, we will have that for you all at that time. I do want to bring up really quick – and I talked to Mel about this earlier to validate that it's okay to mention – but we had talked in the past about some of the concerns regarding the Ashley Motel site, you know, just some of the compliance issues that we've had with the Ashley Motel, and some of the options that may be available to pursue that. And I know there were concerns from the Council about what that might mean for the residents that live there, and I just wanted to let you all know that we did have a conversation with Julie Randall from Family Promise, where we had an opportunity to kind of talk to her about how we might be able to bring along some services, and she indicated wholeheartedly that she would be willing to assist the Town in that effort. And so, she's already, Family Promise is already working in that area working with residents, and they absolutely would be – appreciate the opportunity to come alongside the Town and help in that regard. So, I just wanted to report that back to you. I don't think we have anything on the agenda tonight, but I think Mel will come back at the next meeting with some information to kind of seek your approval to move forward with next steps in terms of pursuing compliance at that site. So, I just wanted to kind of report that important step in the process. I think that's all I have, unless you have any questions for me.

Mr. Brandgard: Andrew, thank you, that's a good report. We'll finally get moving, maybe.

Mr. Klinger: Yeah; actually, really quick – I will report that, you know, we've been doing these virtual meetings and what we've been asking people to do is, if they do want to comment to the Council – the Council has always been open to feedback from residents – and so, since we don't have our typical business from the floor, we're asking people to submit their requests in advance of the meetings so that we can get them on the agenda and actually on the call. And you know, I come to the Fire Headquarters just in case somebody shows up, and that did happen this evening. Two young ladies did show up and they have something that they would like to present to the Council – a new addition to our "Little Library" system – and so, I asked them to submit their

requests and hopefully we can get them on the agenda for the next meeting so you will be able to hear those comments. But I did want to let you know that we did have some folks show up here and hopefully we'll be able to get them on the agenda next time, and you'll be able to hear those comments.

Mr. Brandgard: Okay, great, thank you.

OLD BUSINESS

Mr. Brandgard: Kent, any old business?

Mr. McPhail: No, sir.

Mr. Brandgard: Lance?

Mr. Angle: Mr. President, the only thing I would ask is, for the past couple of meeting we've been talking about getting a work session on the calendar to discuss the Government Center; I haven't heard anything yet and I'm getting a little anxious, and I'm hoping we can get something on the calendar before time gets beyond us.

Mr. Klinger: Yes, you are correct Lance, we do want to get that set up. I've been waiting for some key information from Development Services on that in terms of the project breakdown and prices, so that we have that data. But we will need to get something scheduled here in the next couple of weeks. I'll probably have Melanie send out an email to you all to try to get something scheduled.

Mr. Angle: I appreciate that. Even if it's just kind of a "save the date"; I've been putting a lot of things down on the calendar in the past two weeks so I really want to make sure that I get some time set aside for that. So, thank you, I appreciate it.

Mr. Klinger: Yeah, calendars are filling up, so you're right, we've got to get it on there.

Mr. McPhail: You know, I might jump in there and say that we had a meeting this afternoon, and we would like to meet next week, if at all possible to have a work session; either Monday, Tuesday, or Thursday of next week. I don't know, is Tim on here?

Mr. Belcher: Yeah, Kent, I'm on. Thank you for mentioning that because I sent Melanie an email late today about that, because I knew I had put it in my report in hopes of having that conversation. I appreciate both you and Lance bringing that up – and I hadn't gotten back with Andrew, we intended to get Andrew that information that he wants, this week, so that he could be comfortable having the meeting with you guys next week. So, we would love to have that Monday – I hate to say this because it's one of those Mondays we don't have a meeting on next Monday, but Monday, Tuesday or Thursday of next week, if the Council is willing and able.

Mr. Bridget: And that is fresh, that's fresh since 4:30 this afternoon.

Mr. Angle: Well, I'm willing and able. Monday sounds good to me and frankly, I'd like to put out there maybe like an early afternoon, if at all possible; like maybe 3:00-5:00 or 3:00-4:00, 4:00-5:00, something of that nature.

Mr. Brandgard: I agree, except Andrew and I have an all-day emergency management meeting.

Mr. Angle: Gotcha, then the next day for me would be Wednesday.

Mr. Brandgard: Well, I think what Andrew and I need to do, we need to coordinate that meeting, and if we can make an early meeting work, that would be good. Wednesday would work also.

Mr. Kirchoff: My only request, can we do it in person?

Mr. Klinger: Yeah, I think that was what we had talked about, is being able to maybe do it at the Fire Headquarters where we can spread out in space and everything, but be in person in that. And so, that would be my preference as well. I think Monday night – and Robin’s right, we have a daytime session for emergency management – but Monday evening could still work for me; Wednesday could work.

Mr. Kirchoff: I don’t know how big the packet is but having time to review the data would be critical too.

Mr. Klinger: Yeah. Dan, what were you saying?

Mr. Bridget: Wednesday won't work for me, but Tuesday or Thursday would.

Mr. Brandgard: I’ll tell you what, let’s shoot for Monday, and Andrew and I will make it work even if we have to leave that meeting early.

Mr. Klinger: Yeah

Mr. Angle: I think that’s a good idea; Monday sounds like it works for everybody, so let’s try to do Monday. And I’d like to try to do late afternoon or early evening, if possible. I’ve got some things Monday evening that I’d like to attend.

Mr. Klinger: Okay

Mr. Brandgard: I agree

Mr. Klinger: Monday at 4:00, I think after 4:00, we will be free, I think. We can maybe tentatively set it for around 4:00 or 5:00. Would that work?

Mr. Bridget: Yes

Mr. Angle: Yeah, 4:00-5:30, 4:00-6:00, something like that, that’d be great.

Mr. Klinger: Okay

Mr. Belcher: Thank you very much.

Mr. Klinger: I’ll have Melanie send out the invite.

Mr. Brandgard: Yeah, send a notice out.

Mr. Angle: That's all I had with old business.

Mr. Brandgard: Okay, thank you. Dan, any old busines?

Mr. Bridget: No old business, no.

Mr. Brandgard: Bill?

Mr. Kirchoff: Nothing here.

NEW BUSINESS

Mr. Brandgard: Kent, any new business?

Mr. McPhail: No, sir.

Mr. Brandgard: Lance?

Mr. Angle: I guess this could have gone under old business, but I just want to remind everyone about the ribbon cutting on the Celebration of Service in Friendship Garden on September 11th

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

First Reading of Plainfield Ordinance No. 19-2020 is approved.

Mr. Brandgard: Thank you. We've got three Ordinances for their Second Reading. We have Ordinance No. 20-2020 – An Ordinance Amending the Zoning Ordinance of the Town of Plainfield – Rock Creek Partners.

Mr. Kirchoff: So moved

Mr. Bridget: I'll second

Mr. Brandgard: We have a motion and a second to approve the Second Reading of Ordinance No. 20-2020. If there's no further discussion, roll call vote please.

Mr. Klinger: I think we may have lost Mark here, so if you'd like, I can go ahead and go through the roll call vote on these.

Mr. Brandgard: That would be – yes.

Mr. Klinger: Mark, you may need to drop off and re-sign on or something because we've lost you here. All right Ordinance No. 20-2020, Second Reading.

Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Mr. McPhail – yes

Second Reading of Ordinance No. 20-2020 is approved.

Mr. Brandgard: Thank you. Also, for a Second Reading we have Ordinance No. 21-2020 – An Ordinance Amending the Zoning Ordinance of the Town of Plainfield – Indy Gateway 6. I'd entertain a motion to approve.

Mr. Angle: Move to approve

Mr. Kirchoff: I'll second

Mr. Brandgard: We have a motion and a second to approve the Second Reading of Ordinance No. 21-2020. If there's no further discussion, may we have a roll call vote?

Mr. Klinger: I missed who made the motion, who was that?

Mr. Bridget: That was me.

Mr. Kirchoff: Dan

Mr. Klinger: Dan? Okay, thank you. All right, so Second Reading of 21-2020...

Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. Brandgard – yes

Mr. McPhail – yes

Second Reading of Ordinance No. 21-2020 is approved.

Mr. Brandgard: Thank you. We also have 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. Angle: I move to approve

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve the Second Reading of Ordinance No. 22-2020. If there's no further discussion, roll call vote please.

Mr. Klinger: Mr. Bridget – yes
Mr. Angle – yes
Mr. Kirchoff – yes
Mr. Brandgard – yes
Mr. McPhail – yes

Second Reading of Ordinance No. 22-2020 is approved.

Mr. Brandgard: We also have a request to suspend the rules so that we can have the Third Reading and Adoption of Ordinance No. 22-2020.

Mr. Kirchoff: So moved

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to suspend the rules to allow the Third Reading and Adoption of Ordinance No. 22-2020. If there's no further discussion, roll call vote please.

Mr. Klinger: Mr. Bridget – yes
Mr. Angle – yes
Mr. Kirchoff – yes
Mr. Brandgard – yes
Mr. McPhail – yes

Rules are suspended to allow for the Third Reading and Adoption of Ordinance No. 22-2020.

Mr. Bridget: I would move to approve the Third Reading of Ordinance No. 22-2020.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the Third Reading and Adoption of Ordinance No. 22-2020.

Mr. Klinger: Mr. Bridget – yes
Mr. Angle – yes
Mr. Kirchoff – yes

Mr. Brandgard – yes

Mr. McPhail – yes

Ordinance No. 22-2020 is adopted.

Mr. Brandgard: Thank you, thank you.

COUNCIL COMMENTS

Mr. Brandgard: Is there anything else to come before the Council?

Mr. Kirchoff: Mr. President, the only thing I would ask is, how close are we to getting back to in-person meetings? I'd like to see us do that as soon as possible.

Mr. Bridget: Me too

Mr. Brandgard: I think we all would, I think we all would. I think, we're going to try having the work session in-person, so we'll see how that works. When we tried going back in-person, it didn't seem to work too well because of the spread out, but I'm with you, I want to get back to person to person.

Mr. Angle: I thought it was because we were having some technical difficulties. I thought we were just waiting on those to be fixed and then we were going to move back in-person.

Mr. Klinger: Yeah, the issue really was the recording system and being able to hear voices through the mics, and then the idea of putting masks on top of the issues we already had, and sometimes lights turn out in this room too – so, that was kind of the issue, just being able to get an accurate recording. Of course, we're also having issues with this method too, so we have to kind of weigh the two. So, we'll reconsider that and see what's the best way, to make sure that we're able to all communicate and get a good recording of the proceedings.

Mr. Kirchoff: And to me, having a better opportunity for citizens to attend and obviously, know what's going on, but also feel a sense of being able to participate more effectively.

Mr. Brandgard: That has always been a hot spot with me, is the citizen's participation, and this has not worked very well for us, let alone citizens.

Mr. Daniel: Robin, this is Mel; with all the technical difficulties and trying to make a LIVE meeting work, you might consider – I don't think it would be that expensive – to just hire a court reporter to come in and take the meeting just like they would a deposition or anything else. You could get a really accurate record and not have to deal with technical problems, and I don't think it would cost a lot.

Mr. Brandgard: Well, I think part of the technical problems is what we're dealing with here on the meeting.

Mr. Daniel: Right

Mr. Brandgard: But I agree

Mr. Kirchoff: And also trying to LIVE stream it, wasn't it, Andrew?

Mr. Klinger: Right, yeah. I think that's a good point from Mel, if we could bring in a court reporter, they could record it LIVE and get a good record. Because that was a big part of our issue, was just the recording of the in-person meetings and the concern that we had with already having issues trying to broadcast that, And then bringing masks into the equation makes it harder to understand and hear. So, I think that's a good solution that Mel's presented there, and I think we ought to explore that.

Mr. Kirchoff: Well, I would support it; I'd like to get back to in-person meetings.

Mr. Bridget: I appreciate everybody's patience and bearing with us, you know, with bandwidth being an issue and people dropping on and dropping off, and sometimes we can hear and sometimes we can't, I just appreciate everybody's patience.

Mr. Klinger: Yeah

Mr. Todisco: Yep

Mr. Klinger: I feel like everybody has kind of rolled with it as we've needed to, with different problems. You know, we had an electrical storm knock some people out last meeting, and we just kind of rolled with it. So, I agree with that Dan, I appreciate everybody's patience.

Mr. Brandgard: Well, I'll issue a challenge, see what we can do to make a LIVE meeting.

Mr. Kirchoff: Thank you

Mr. Brandgard: With that, I want to wish everyone a safe Labor Day weekend, believe it or not, it's coming up on us. Is there anything else to come before the Council?

Mr. Angle: No, sir.

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?

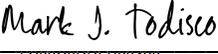
(All ayes)

Mr. Brandgard: We're adjourned.

DocuSigned by:

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Robin G. Brandgard, President

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Mark J. Todisco, Clerk-Treasurer