

PLAINFIELD TOWN COUNCIL

August 26, 2019

7:00 p.m.

Mr. Brandgard: The Plainfield Town Council meeting for August 26, 2019 is now in session.

PLEDGE OF ALLEGIANCE

Mr. Brandgard: I'd like to ask everyone to please rise for the Pledge of Allegiance.

ROLL CALL TO DETERMINE QUORUM

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

CITIZEN RECOGNITION

Mr. Brandgard: If Karen and Fred Means are in the audience, I'd like to have them come forward please.

The Value of the Month is truth; truth is defined as being factual and sincere. Fred and Karen Means are the founders of My Daily Walk Inc., a shoe, coat, and clothing closet for kids. This organization was started in late 2017 in order to help low income families of Hendricks County with basic necessities at no charge.

Fred and Karen say they have a great love for their hometown of Plainfield and Hendricks County and wanted to give back to others. Their organization has continued to grow substantially over the last two years. They now collect new and gently used items for children ages birth through age 18. They also allow the children's parents to come shop at no charge. My Daily Walk Inc. has served over 50 families in just the last two months by giving out a combined total of over 800 items including shoes, coats and clothing.

Today we recognize this couple for facing the truth of the needs for the less fortunate in our community and being sincere in their giving.

I'd like to ask everyone to recognize them as they receive the Value of the Month Award from the Town. Thank you so much.

Ms. Means: Thank you

Mr. Brandgard: Thank you, if there's anything you'd like to say, feel free.

Ms. Means: I just wanted to say thank you for this honor. We were quite shocked to be asked to come to the Town Council meeting. We are open Tuesdays from 6:00-8:30 p.m. and then Saturdays from 10:00 am-2:00 p.m., every week. Coming up, for the Quaker Day Festival, we will be hosting the Quaker Day car show. So, we ask that if you feel led to come visit us at our booth, we'll be down there, kind of corralling the cars and we'll have some fund-raising stuff there as well. And if you want to talk a little more in depth, we can always talk to you guys about that.

Mr. Kirchoff: Where are you located?

Ms. Means: We are located on Clarks Creek Road. It's actually down close to the Fire Station that closed. We're right next to Fish Window Cleaning. If you know where the pool shop and Larry Good Homes is at, we're that next building over. We've been there since July 2nd. We just wanted to say thank you and it's been quite an honor to be here.

Mr. Brandgard: Thank you for the service you do.

CONSENT AGENDA

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

1. Approval of the Minutes of the Town Council meeting of August 12, 2019.
2. Approval of reports dated August 20, 2019 from the following departments:

Administrative Services	Parks and Recreation
Clerk-Treasurer	Police Department
Development Services	Plainfield Fire Territory
HCCC	Town Manager
Public Works	
3. Approval to Donate a One-Year Family Membership to the Richard A. Carlucci Recreation and Aquatic Center, at the Plainfield Resident Rate, to the Imagination Lab for the Imagine the Arts Fundraiser Event, per the Parks and Recreation Report.
4. Approval to Provide One Free Membership to the Plainfield Bark Park as a Prize to be given at the Puppy Pool Party on September 7th, per the Parks and Recreation Report.
5. Approval of a Letter Agreement for a not-to-exceed amount of \$16,000 with Butler, Fairman, & Seufert, for Bidding and Plan Preparation for the Ronald Reagan Parkway Concrete Preservation Project, per the Development Services Report. (Funded from MVH)
6. Approval of a Development Agreement with Ambrose Plainfield Industrial IV, LLC, to accept cost sharing in the amount of \$35,025 for Roadway Improvements along the Ronald Reagan Parkway, per the Development Services Report.
7. Approval of a Letter Agreement for a not-to-exceed amount of \$23,800 with Butler, Fairman, & Seufert, for Contract Administration associated with the Apple House Renovation, per the Development Services Report. (Funded from NW TIF)
8. Approval of an Agreement for Professional Services with Butler, Fairman, & Seufert in an amount not-to-exceed \$194,000 for Phase 1 of the Plainfield Nature Area Project, per the Development Services Report. (Funded from the I-70 Consolidated TIF)
9. Approval of Work Order No.10 with Veridus Group, Inc. to provide Project Oversight for the Barlow Mixed Use Development Project by Rebar Development, pending legal approval, per the Town Manager’s Report. (Funded from EDIT)

Are there any changes or additions to the consent agenda?

Mr. Kirchoff: I have one for the minutes. On page 8, where Dave Lahey is speaking, they simply refer to him as Mr. Dave. So, there is about two or three places where he is speaking, and we probably ought to put Mr. Lahey.

Mr. Brandgard: If there's nothing else, I'd entertain a motion to approve the consent agenda as amended.

Mr. Angle: Move to approve

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve the consent agenda as amended. 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 08/26/2019 is adopted as read.

Mr. Brandgard: Thank you

PUBLIC HEARINGS

Mr. Brandgard: We also have three public hearings this evening. We have proof of publication for all three. The first public hearing is for Additional Appropriation – Local Road & Bridge Matching / Water Availability. Is there anybody who wishes to address the Council relative to that item? Again, this is a public hearing for the public to address us relative to the Additional Appropriation – Local Road & Bridge Matching / Water Availability. With no one coming forward, we'll close that public hearing.

The second public hearing is for Tax Abatement – Harper's Crossing Limited Partnership. Again, this is an opportunity for the public to address us if they have any comments. Again, we have a public hearing for Tax Abatement – Harper's Crossing Limited Partnership. With nobody coming forward, we'll close that public hearing.

We also have a public hearing for Selection of BOT Vendor – Town Hall/Arts Center. Is there anybody who wishes to come and address us relative to that?

Mr. Belcher: Before you make your decision on accepting recommendation on this, I'd like to make a really brief presentation of a letter received August 14th from David Lahey, working on our behalf on the downtown building group. Four proposals were received from four very good firms; Bowen, Hagerman, Lauth and (inaudible). Those were all evaluated by the building group that consisted of Dan Bridget, Kent McPhail, Andrew Klinger, myself and Todd Cook; and we had the advice of Aaron Cohen and Brad Keen. We recommend that of those four proposals, they were all ranked based on the submittals that we received and additional information, which I put in the box from Bowen after questions about capacity came up, that were also provided, after those reviews... and we certainly have the public hearing to conduct but we would recommend that Bowen Engineering be selected for this next phase of attempting to get our project moved along the path of the sense of completion here. If you have any questions, I'd be glad to answer them, but I just wanted to make that presentation before the public hearing part of it.

Mr. Brandgard: Thank you. Again, this is an opportunity for the public to give us comments relative to the selection of the BOT Vendor – Town Hall/Arts Center. With no one coming forward, that public hearing is now closed. Thank you

BUSINESS FROM THE FLOOR

Mr. Brandgard: We'll go to business from the floor. Is there anybody in the audience that wishes to address us this evening? If you'd come to the microphone, and there should be a sign in sheet there, if you would.

Mr. Patterson: Randall Patterson, 611 Hamlet Drive, Avon, Indiana. I'm here tonight as a beekeeper. I want to give you a little bit of background as far as myself; I'm a member of the legislative subcommittee for the Beekeepers of Indiana and that's a state organization. I'm also a member of the White Lick Beekeepers and I founded and head the Hendricks County Beekeeping Honeybee Club. I'm here tonight because back in January of 2018 I approached both the Towns of Avon and Brownsburg and Plainfield about adopting a beekeeping ordinance for their communities. I'm happy to announce, in the spring of 2018, Avon did adopt an ordinance. There haven't been any situations as far as the implementation or the follow up of that particular ordinance. As far as Brownsburg is concerned, they're looking at probably adopting their ordinance next month. I'm going to be meeting with them before they present it to their Town Council. As far as Plainfield is concerned, like I said, you were approached back in 2018 and I've met with members of the Planning and Zoning and talked about certain issues. Plainfield basically handled their beekeeping through a code enforcement at the time and that's

basically done in rural outlying areas. Well, this past legislative session of the Indiana State legislature; we were able to get legislation passed; it was Senate Bill 529, which basically states that beekeeping cannot be prohibited in the state of Indiana. At the same time, there needs to be regulations and guidelines within municipalities and jurisdictions on beekeeping. Due to the fact that beekeeping is allowed and it went into effect January 1, it was signed into law by Governor Holcomb, I would like to see, or work with you in order to go ahead and get at least an ordinance adopted to do that. If there are beekeepers in residential areas and they're not necessarily following good beekeeping practices, that there are guidelines that can be enforced and that they can follow. So, with that, are there any questions?

Mr. Klinger: I will state that, you know, as he mentioned, he's been working with our staff and staff has been looking at the issue as well as our Town Attorney who's not here tonight, but Mel I think has also been addressing the issue with staff to prepare an appropriate ordinance to make sure that our ordinance is in line with the statute that was mentioned. So, we are looking at that as well as a number of other potential ordinance changes as well. So, it may take a little bit of time to put it together, but it is in process. We appreciate you bringing it to our attention.

Mr. Brandgard: Yes

Mr. Patterson: Have you seen the guidelines that we submitted back in the spring, Andrew?

Mr. Klinger: Yes

Mr. Patterson: Okay

Mr. Klinger: Yes, we have a copy of that.

Mr. Patterson: Okay, well, like I said, you know, we've worked with other communities and I'd be more that happy to sit down with you in additional meetings and you know, try to work out any details that need to be taken care of. Considering the law was enacted and went into effect July 1, we're just trying to pick up loose ends and get everything addressed so that we don't have an issue.

Mr. Klinger: Yeah, and per the Council's benefit, obviously with the State Statute having been approved and in effect, it does essentially negate some language that's in our ordinance now that would have placed some restrictions on that. So, we're moving forward with that understanding but obviously what we want to do is put forth an ordinance that is fully compliant and makes sense. That's kind of what's in process at this point.

Mr. Bridget: As an individual who has family members that are extremely allergic to bee stings, I'd like to make sure that every safeguard is possibly ... taken into consideration.

Mr. Patterson: We take all of that into consideration.

Mr. Bridget: Yeah

Mr. Patterson: Yeah, I understand your concern, but we've worked with that in other communities also and have addressed them and everybody seems pretty confident with the results.

Mr. Bridget: Very good

Mr. Klinger: And the Town actually does work with the beekeepers, and I'm not sure if you're involved in this or not, but there's actually an apiary down on the property south of I-70, which we acquired from the airport. There was a deal struck with the airport...

Mr. Patterson: That's the White Lick Group

Mr. Klinger: Right, and the Town has continued to honor that agreement and they continue to operate out of that site. It's a good location. Obviously, what we're trying to establish there is a nature preserve, so it makes sense for that location. So, the Town is continuing to honor that

agreement that the airport struck, and I think it's working out for everyone, but now we have this issue that we also need to address.

Mr. Patterson: My purpose for coming before the Council this evening is, you know, we've been in dialogue since the beginning of 2018 and we just would like... you know, I've been a part of the bureaucracy process in the Town of Avon, I know things sometimes don't move as fast as we'd like for them to but I'd like to at least see the Council take some initiative trying to help get the ball rolling so that you're comfortable and we're comfortable and so that we can possibly have a good working ordinance with no issues. So, that's our goal. Thank you very much for your time.

Mr. McPhail: I do have a question, not knowing anything at all about beekeeping. What practices would a beekeeper do that would be in violation of... how can we write an ordinance... I mean I don't know what they would do that would be a bad practice of beekeeping.

Mr. Patterson: Well, there's certain practices that you can enable as far as to the keeping of bees... to keep them you know, say, happy, not irritated as far as no environmental conditions and things of that nature. But one of the main purposes of having an ordinance in place, especially for residential areas Kent, is limiting the number of hives and things like that. I mean if you get a beekeeper that doesn't have any guidelines to follow and they don't necessarily know what's good and bad practices, if they were to have too many hives or something, then you could have possibly an issue with neighbors as far as you know, bees on their property and things like that.

Mr. McPhail: Okay

Mr. Brandgard: That's a good question

Mr. Patterson: Did I answer the question?

Mr. McPhail: Yeah, you did...

Mr. Patterson: Okay

Mr. McPhail: You know, I don't remember the conversation from 2018, I may or may not have been available that evening, but you know, that part of nature, we need bees.

Mr. Klinger: Yes

Mr. Patterson: Two thirds of all of our food is pollinated by bees.

Mr. McPhail: Absolutely

Mr. Patterson: And the bees are under a lot of pressure, that's one of the reasons why I got into it. Obviously I'm retired and have got the time to do that, but you know, I've always been interested in bees, they're very interesting creatures and if you've worked with them, you know they really do support man and you know, you both can work and live together and move on. Any other questions? Okay, thank you very much for your time.

Mr. Brandgard: Thank you. Is there any other business from the floor this evening? Seeing none, we'll go to staff reports.

STAFF REPORTS

Mr. Brandgard: Tim, anything else from Development Services? Eric, anything from planning? Chief Thacker, anything from Fire Territory? Chief McKee, anything from the Police Department? Todd, anything from Economic Development?

Mr. Cook: Just really quick, I noticed that we have the Resolution for Harper's Crossing on the agenda tonight and the blurb in the resolution section refers to it being a Personal Property Tax

Abatement, but it's a Real Property Tax Abatement. The Resolution is correct, but I wanted to make you aware of that. So, just in the blurb there where...

Mr. Klinger: On the agenda.

Mr. Cook: On the agenda, correct.

Mr. Brandgard: That should be Real...

Mr. Klinger: Real Property Tax Abatement.

Mr. Cook: Correct, but the Resolution is correct.

Mr. Brandgard: Thank you

Mr. Cook: Thank you

Mr. Brandgard: Chase? Brent, anything from Parks and Rec.? Scott, anything from Transportation? Jason, anything from Public Works? Nate, Administrative Services? Stephanie, Communications? Have I missed any staff? Brad, anything from the Chamber? Thank you

TOWN MANAGER'S REPORT

Mr. Brandgard: Town Manager's report?

Mr. Klinger: While everybody else is quiet tonight, I actually have a few items for you. First, I just wanted to recognize the efforts of some of our staff in terms of putting together the Employee Appreciation night. This is something that we've done a few years in a row now and I think it's been very well received by the staff. Particularly Melanie Noble, Paula DeLong, Stephanie and a number of other staff, I probably can't list all of their names right now, but they have really put in the effort to make sure that that event goes off smoothly. This year we also had the Kiwanis Group come in, brought in volunteers to kind of help staff and serve food to our employees so that we could minimize the number of staff that actually had to work the event. So, we really appreciate them coming in and helping with that we and also appreciate all of the Council members who were able to come and to show their appreciation to the employees. I've heard from many of them who expressed how important that is and how much they value that appreciation. So, well done everybody. I also want to point out that we once again hosted the second annual Westside Development Summit last week at the Plainfield Embassy Suites at the Conference Center there. It was a very successful event again and the second year. We kind of seeded this thing last year and worked with Veridus Group; they offered staff assistance to put it together. This year we asked them to just run with it and they did, and they put that together. And so, they went and got sponsors and put that event together and I thought it was well done. They had good panels; some Economic Development leaders from around the state came to talk about some development opportunities, workforce issues and those things. We had a number of developers from around the region that attended to learn about opportunities in Hendricks County. There were a lot of good conversations; I know I had probably more conversations in the hallway than I did actually watching the sessions, but I heard they were good. But those conversations in the hallway were the more valuable ones really. So, another good day. We also kicked off our Citizen's Academy recently and I think that was a successful kick off of the second year of the Citizen's Academy. A couple of other things that I wanted to mention; one is that as we're getting into the budget process, well, we've been in the budget process, but as we're getting further along in it, we have noticed that next year is a leap year and with that additional day and the way that the holidays kind of break down, it looks like we're actually going to end up with 27 pays in next year instead of 26. And so, we're looking at that. It's something that Steve is addressing and working with the Clerk-Treasurer's Office to make sure that we are budgeting appropriately. This is something that comes up once every few years. I think it's about once every seven years or something like that, that this comes up where the dates fall in a way that you end up with a 27th pay out of a budget year. So, obviously we'll have to make adjustments to budgets. So, you've already seen a lot of those departmental budgets. We'll have to make adjustments to those to reflect that.

That's in process. And then the other thing I wanted to mention was this week is, as many of you already know, the AIM Idea Summit down in French Lick and we do have a contingent of folks that will be going down there. Nate, myself, Eric I think is going to join us this year of I believe your first AIM conference. And then a couple of Council members; Dan and Robin, also Mark will also be in attendance. So, we'll have a good contingent down there. That also means that we're not going to be in the office for the next few days, but we'll be back on Friday. I think that is all that I have.

Mr. Brandgard: Thank you

OLD BUSINESS

Mr. Brandgard: Kent, any old business?

Mr. McPhail: No Sir

Mr. Brandgard: Lance?

Mr. Kirchoff: I have a couple of items. I thought I would give you all an update on the Youth Assistance Program that we're helping to fund. First, I'm happy to tell you that we have made an offer and have an acceptance for an Executive Director who will be starting on September the 12th. Hence the second item, I have an invoice for our first bill that we need to pay. I talked to Judge Love today and she advised me that they run on a July fiscal year and so we need to... instead of the calendar year...

Mr. Klinger: They're on the State fiscal year, aren't they?

Mr. Kirchoff: The agreement that we entered into says it's July to July.

Mr. Klinger: Okay

Mr. Kirchoff: And so, I have this invoice. Who do I need to give it to then? We need to do the full \$50,000 for that. The second thing is, then we are in the process of... well, the agreement calls for a joint, I guess we'd call it joint committee/joint board, whatever, and so the County has named two representatives, you've named two representatives and the school has. So, that six-member board met a week or so ago and one of our roles is to staff the Board of Directors and so we have started that process. I agreed to contact six of them and I have five yeses already. Paul Zoss did say yes. You know, good representation throughout the community of business leaders, former teachers, social workers, a Fire Chief who will go unnamed, and so we've started that process and we hope to then get that group together in the next few weeks to give support to the new Executive Director when she starts to work. So, exciting time. We're already making plans on getting her up to Hamilton County to spend a lot of time with the gal up there that really started that program and still is running it. Then early on, Pat Cooney who is on the Board for the school has already made arrangements for her to start meeting with social workers and counselors in each of the schools. So, it's...

Mr. Brandgard: It's happening

Mr. Kirchoff: It's happening

Mr. Brandgard: Great

Mr. Kirchoff: Yeah, so it's an exciting time. I wanted to update you but also thank you for your support because I tell you, Judge Love is really excited about this program and what it's going to mean for the kids in Plainfield.

Mr. Brandgard: In my conversations with her she has expressed the same thing and really, really thanked us for recognizing and stepping up to the need and trying to do something.

Mr. Kirchoff: Yes. The challenge is we already have other communities who want to... and we as a board said we want to get this up and running, we want to be successful before we expand it to any other communities. I will try to keep you posted on how that all comes together but it's going to be a really neat program for the community.

Mr. Brandgard: Thank you

Mr. Kirchoff: The second thing is, I don't remember whether it was in the RDC meeting or here, but a month or so ago... I've not been getting any of the reports we used to get on the Downtown project team that we used to get, the meeting minutes or whatever. I haven't gotten anything for a long time. It keeps us in the loop.

Mr. Klinger: Yeah, we can look into that and make sure that you're getting those reports.

Mr. Kirchoff: Good, that'd be helpful. That's all, thanks.

Mr. Brandgard: Okay, thank you.

NEW BUSINESS

Mr. Brandgard: Kent, new business?

Mr. McPhail: No Sir

(inaudible)

Mr. Brandgard: Yes, you had your chance, but I'll give you another one.

Mr. Belcher: I appreciate that very much. In an abundance of caution with not having our Attorney here tonight, we have a description of the BOT Award, we had a letter and then we had a public hearing, but we didn't actually act on that. So, if the Council would be willing to act on approving the recommendation/accepting the recommendation, I think that would be important for the future of our project, that we make sure we cross that "T". I have the August 14th letter sent to you, possibly moving to accept that recommendation that Bowen Engineering is our BOT Vendor.

Mr. Kirchoff: Was that not part of your report?

Mr. Belcher: It was, but again, I think the public hearing says that we will have a public hearing to accept or make an award of this development agreement to the company so...

Mr. Klinger: Right, the public hearing had to be done before there could be any action taken on it.

Mr. Belcher: Right, sorry for any confusion but I just realized it and Dave and I thought we'd rather be wrong and have it awarded than not have it awarded at all.

Mr. Klinger: Yeah

Mr. Angle: I move to approve the recommendation.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the recommendation of the review committee and award the BOT Vendor to Bowen Engineering for the Town Hall and Arts Center. If there's no further discussion, all those in favor signify by aye.

(All ayes)

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

Mr. Belcher: Thank you very much.

RESOLUTIONS

Mr. Brandgard: We have one Resolution this evening, Resolution No. 2019-35 – A Resolution Setting Forth Final Action in Determining that the Qualifications for an Economic Revitalization Area have been met, Approving Real Property Tax Abatement and Confirming Resolution No. 2019-34 Regarding – Harper’s Crossing Limited Partnership/Woda Cooper.

Mr. McPhail: Move to approve

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2019-35. 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. 2019-35 is adopted.

Mr. Brandgard: Thank you

ORDINANCES

Mr. Brandgard: We also have one Ordinance, it’s a Single Reading. Ordinance No. 18-2019 – An Ordinance Approving Additional Appropriations – Local Road & Bridge Matching / Water Availability.

Mr. McPhail: Move to approve.

Mr. Angle: I’ll second

Mr. Brandgard: We have a motion and a second to approve Ordinance No. 18-2019. 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. 18-2019 is approved.

Mr. Brandgard: Thank you

COUNCIL COMMENTS

Mr. Brandgard: Is there anything additional to come before the Council this evening?

ADJOURN

Mr. Brandgard: Being none, I'd entertain a motion to sign the documents requiring signature and adjourn.

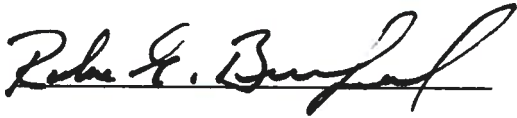
Mr. McPhail: So moved

Mr. Bridget: Second

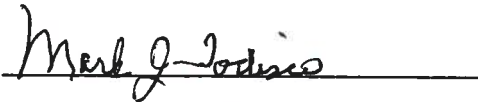
Mr. Brandgard: All those in favor signify by aye.

(All ayes)

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

A handwritten signature in black ink, appearing to read "Robin G. Brandgard", written over a horizontal line.

Robin G. Brandgard, President

A handwritten signature in black ink, appearing to read "Mark J. Todisco", written over a horizontal line.

Mark J. Todisco, Clerk-Treasurer