

**PLAINFIELD TOWN COUNCIL**

**September 9, 2019**

**7:00 p.m.**

**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.

**PROCLAMATION**

Mr. Brandgard: The first item on the agenda is a Proclamation for Constitution Week. We have a Proclamation for you from the National Society Daughters of the American Revolution.

WHEREAS: September 17, 2019, marks the two hundred and thirty-second anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE we, by virtue of the authority vested in us as the Town Council of Plainfield, Indiana in the state of Indiana do hereby proclaim the week of September 17 through 23 as CONSTITUTION WEEK

AND urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

IN WITNESS WHEREOF, we have hereunto set our hand and caused the Seal of the Town of Plainfield, Indiana to be affixed this ninth day of September, the year of our Lord two thousand and nineteen.

Signed by the Plainfield Town Council

**CITIZEN ROCOGNITION**

Mr. Brandgard: If we could have Stephanie Gessner come up here please.

The Value of the Month is self-esteem/dignity. Dignity/Self-Esteem is defined as having a degree of self-respect which inspires respect for others.

Stephanie has been a part of Indy Honor Flight since 2015, she originally signed up to accompany her grandfather, who was a World War II Vet. Sadly, he passed away just 5 days before his flight. Stephanie still accompanied another veteran on that same honor flight in her grandfather's memory. Just two days ago, Stephanie took her 11<sup>th</sup> flight to date.

Stephanie says, what Honor Flight does for our veterans is truly amazing. The volunteers involved all come from different backgrounds, religions, & political affiliations-but come together for one united purpose: To honor our nation's veterans.

Today, just a few days before the anniversary of 9/11, we honor Stephanie with this month's Community of Values Resident Award for her work in bringing self-esteem and dignity back to veterans who fought for this nation's freedom.

Ms. Gessner: Thank you

Mr. Brandgard: Would you like to say anything?

Ms. Gessner: I would, I would just like to say thank you to everyone in the Town of Plainfield for your support in the Honor Flights. Obviously, you set up Plainfield High School for one of our Homecomings and the support of the community has been absolutely incredible; the Fire Department as well as (inaudible) there's just so many of you that do so much to support Honor Flight and what it does for our Veterans. I truly thank you.

Mr. Brandgard: Thank you

## 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 August 26, 2019.
2. Approval of reports dated September 4, 2019 from the following departments:

Administrative Services	Parks and Recreation
Clerk-Treasurer	Police Department
Development Services	Plainfield Fire Territory
HCCC	Town Court
Public Works	Town Manager
3. Approval to Advertise to Bid the Ronald Reagan Parkway Pavement Maintenance Project, per the Development Services Report.
4. Approval of a Contract for Professional Services with Traffic Engineering, Inc. for a total value of \$36,800 to Collect Traffic Volumes and to Renew the Signal Warrant Analysis at Main St. & Vandalia Boulevard, per the Development Services Report. (Funded through Engineering Services General Fund)
5. Approval of Change Order No. 3 in the amount of \$293,543 to the contract with Bowen Engineering for Phase 3 of the Plainfield Public Safety Facilities Project covering work associated with the Interior Remodeling of the PPD Annex including Generator; per the Development Services Report. (Funded from Bond Funds and TIF)
6. Approval of a Service Agreement with Butler, Fairman & Seufert for repairs to the Swinford Water Plant Structure, per the Department of Public Works Report. (Funded from Water Budgets)

Are there any additions or corrections to the consent agenda?

Mr. Angle: I have one slight correction on the minutes. One page 7 under Mr. Kirchoff's comments about the Youth Assistance Program, there is an "inaudible" section referencing Paul Zoss.

Mr. Kirchoff: Yes, and then on page 3 there is a typo on the first line under Mr. Brandgard's comments, it says "pf" instead of "of"

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

Mr. McPhail: So moved

Mr. Angle: I'll second

Mr. Brandgard: We have a motion and a second to approve the consent agenda as amended, 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 09/09/19 is adopted as amended.

Mr. Brandgard: Thank you

### **PUBLIC HEARINGS**

Mr. Brandgard: We have a public hearing this evening for Vacation of Alley Connecting East Street to Main Street. Do we have Proof of Publication?

Mr. Daniel: Yes, we do.

Mr. Brandgard: Again, this is a public hearing, is there anybody in the audience that wishes to address us regarding the Vacation of Alley Connecting East Street to Main Street? Again, this is a public hearing for the Vacation of Alley Connecting East Street to Main Street. With nobody coming forward, the public hearing is closed.

### **BID OPENING**

Mr. Brandgard: We have a bid opening this evening. The first bid is submitted by Sunco Construction, Mooresville, Indiana.

Mr. Daniel: There is no financial information included with the bid. (inaudible from 13:10-13:39)

Mr. Brandgard: ... missing information. If there's no further discussion all those in favor signify by aye.

(All ayes)

Mr. Brandgard: Opposed? Motion carried, thank you. The next bid is submitted by Patterson-Horth, Indianapolis.

Mr. Daniel: Patterson-Horth Bid is in proper form, but I will make a comment. Mr. President, before any amount is read, since we only have one bid, if you have any reason to not go forward because you only have one bid, you should make that decision before any bid amount is read. Because if you re-bid this, then as a result you're going to have someone's bid read and So, if you want to not go forward with only one bid and want to re-bid it, this is the time to do that.

Mr. McPhail: I'd be uncomfortable with only one bid, personally.

Mr. Daniel: I agree

Mr. Kirchoff: We have a history...

Mr. Daniel: I'm sorry?

Mr. Kirchoff: We have a history of not going forward with just one bid.

Mr. Brandgard: Yes

Mr. Bridget: I move that we do not accept the single bid and put the project out for re-bid.

Mr. Daniel: Reject all bids

Mr. Angle: I'll second

Mr. Brandgard: Okay, we have a motion and a second to reject all bids...

Mr. Kirchoff: So, what does that do to the schedule?

Mr. Singleton: From a construction point it doesn't change the schedule tremendously, it just affects the budget is what it does.

Mr. Brandgard: Okay, again, we have a motion and a second to reject all bids and put it out for re-bid. If there's no further discussion, all those in favor signify by aye.

(All ayes)

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

## **BUSINESS FROM THE FLOOR**

Mr. Brandgard: Is there any business from the floor this evening?

Mr. Grover: Good evening, my name is Jeff Grover and I'm a resident here at 168 Andrews Boulevard in Plainfield. I have six of my neighbors in the back here and what I'm asking is, I'd like the Town to reconsider resurfacing our roads. We sent a petition in, about a year ago, and then another letter. We received a letter from Public Works that stated that our street is a private street, but the problem is that half of the homeowners in this association receive Town maintenance and the other half do not, but we all are assessed and pay the same taxes. The Town does pick up our trash, which we're happy to have. It seems like over time these roads have been more for public use because we've got the Plainfield equipment storage using the road to move equipment to their lot and we have bicyclists and walkers using the road to get to Walmart and the other businesses in the area. I believe Raymond Andrews was the original developer of that property. I'm not sure why he was allowed to build those substandard roads on the back side but those are in terrible shape and we'd like to ask the Town to reconsider at some point possibly at least resurfacing those roads. I did a little research and I had heard that Crystal Bay East Drive was a public street and it didn't appear that it was built to Town standards but I checked on the County GIS website and it looked like that was transferred to the Town on August 20<sup>th</sup> of 2007, so it looks like that street is a public street. And really, I think all of these older condo and housing additions, they should at least be grandfathered in and these private streets shouldn't be allowed to be built going forward, and that may already be the case. So, I think the Town as a whole would be better off, I mean I could always move to another property, but the problem is always going to be there for whoever owns the property going forward. So, just on behalf of my neighbors, we're asking the Town to reconsider and maybe consider resurfacing these streets at some point in the future. Thank you.

Mr. Brandgard: Thank you

Mr. Kirchoff: I received an email earlier and I'd be happy to talk to Tim and Scott again but our analysis shows that it's like their driveway, it just circles the outside of their properties like their driveway and so our position was that it's a private street and that it wasn't built to Town standards...

Audience: Is there a way we can hear you?

Mr. Kirchoff: I'm sorry, I muted myself. I'm sorry, I had gotten Mr. Grover's email a couple of months ago and worked with Tim and Scott on it and our analysis was that they were private streets built that way, not to standards, and so we responded that we didn't think we should do that. I'd be happy to go back and revisit it.

Mr. Brandgard: This is a comment, I think we've had multiple discussions over these types of areas when they come in; what's a private street and what's not a private street, and I think the definition of a private street is when a developer puts it in for his uses rather than... which can be used by everybody, but at the same time it's...

Mr. Kirchoff: We'll have to revisit it

Mr. Brandgard: Yes, yeah, we'll take another look at that.

Mr. Grover: Thank you

Mr. Brandgard: Is there any other business from the floor? If there's no other business from the floor, we'll go to staff reports.

#### **STAFF REPORTS**

Mr. Brandgard: Bill, anything from IT? Chief Thacker, anything from the Fire Territory? Chief McKee, the Police Department? Steve, Financial? Eric, Planning? Chase? Todd? I'm making sure I'm not missing anybody behind anybody. Okay, Communications Center? Development Services? Public Works?

Mr. Castetter: Just to keep you informed, the sidewalk program, replacement program, is going well, so if you're in the Plainfield Plaza, Linden Lane, Hemlock area; the guys are moving pretty quick, once we got things started. It's going good there. Also, it will be a good chance the Raceway Road/Moore Street roundabout... we removed the center out and put some landscaping in there, so it looks much improved. We've gotten a couple of comments on that. we've been watering it every other day, so hopefully we'll be seeing some beautiful colors there for a while.

Mr. Klinger: So, Jason, I don't even drive that route anymore... how many times have I complained to you and now you're actually getting it done.

Mr. Castetter: Yeah

Mr. Klinger: And I don't even drive that way anymore, so I'll have to go make a special trip to go look at it.

Mr. Castetter: All right, but we still are getting a monument, if you will, it will be placed in the center of that. I believe that was sent to you, a rendering of that, was sent to you late today. So, that's the concept, that Plainfield "P" monument going in there. Hopefully this fall, contractors are busy so hopefully we'll get that mason in there this fall and get that accomplished. That's all I have, thank you.

Mr. Brandgard: Thank you

Mr. Angle: While we've got you up here though, I do want to make note that in your report you were kind enough to let us know about Mike Reeder's efforts.

Mr. Castetter: Yes, Sir

Mr. Angle: On August 27<sup>th</sup> he was out and about, part of his daily duties and heard a loud bang and did some investigation and was able to notify folks around that there was a car fire. So, kudos, I appreciate you letting the Council know about those types of things and make sure you tell Mike that we appreciate it.

Mr. Castetter: I thought that was great, we were actually in a meeting on that Tuesday and I actually got to see the dispatchers from HCCC and I saw that CAD come over that there was a fire in that location on Stafford and East Street and the first thing I thought, it was Tim Belcher's house. Tim was at the same meeting with me and his phone rings and I hear, "oh really, is everybody all right?" So, I'm putting all of this together and then later on I found out that it was one of our DPW employees that actually called 9-1-1 and responded to that. So, it all worked out really well and I don't know about the vehicle, I think it may have been a total loss but...

Mr. Angle: Nonetheless, make sure you pass that on, thank you.

Mr. Brandgard: Yeah, thank you

Mr. Castetter: Thank you

Mr. Brandgard: Scott, Transportation? Administrative Services? Brent, Parks and Rec.? Stephanie, Communications? Have I missed anybody? Brad, anything from the Chamber?

Mr. DuBois: No Sir, thank you

Mr. Brandgard: You don't want to remind us of the Fall Festival Parade?

Mr. DuBois: Yeah, we've got a parade on the 21<sup>st</sup>. Just don't go down U.S. 40, it will be closed for a couple of hours. I think we're ready, we've got a few things to kind of button up, but I think we're ready for that. You did notice the banner across U.S. 40, we got that up. So, we're looking for a big crowd and hopefully it will be a safe event, and everything will go well. That's what keeps me up at night, so there we go, thank you.

Mr. Brandgard: Thank you

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

Mr. Brandgard: Town Manager's report?

Mr. Klinger: I feel like my mic is amped up so I apologize if I'm blasting people here, I may have to move it down a little. Brent didn't bring this up so I will. I just wanted to let you know that we are kind of closing in on our Bike Share Program. We have a station up by the Rec. Center. It's not fully ready to roll just yet but we have a grand opening coming up soon. What's the date on that Stephanie? September 30<sup>th</sup>, so we're very excited about our partnership with Hendricks Regional Health on that and being able to offer that as a service to the public as well. And we've already had some other folks express interest in participating in potential future Bike Share installations around Town. We're starting off with a launch of three I believe, but we're hoping to expand that. Then I have a couple things from the Plan Commission from last week. In my capacity as the Secretary of the Plainfield Plan Commission, I hereby certify that the Town of Plainfield Plan Commission held a public hearing on Thursday, September 5, 2019 on petition PUD-19-101, as filed by Greg Mustric... is that how you pronounce that, Greg? Mustric, thank you... on behalf of Harper's Crossing Limited Partnership, to rezone 3.28 acres from the GC/General Commercial District to the PUD/Planned Unit Development District. Upon concluding the public hearing, the Plainfield Plan Commission voted 7 in favor, 0 in opposition to forward a favorable recommendation to the Town of Plainfield Town Council to rezone the property as described in the legal description, which was provided in the box. I will point out with this one and then the next one I have as well, there were amendments made at the Plan Commission meeting and we asked both petitioners to submit amended copies and they did in fact do so. So, we have the amended copies, and that's what I'm certifying tonight.

Mr. Brandgard: I'd entertain a motion to accept the certification from the Secretary of the Plainfield Plan Commission regarding PUD-19-101.

Mr. Bridget: So moved

Mr. Angle: I'll second

Mr. Brandgard: We have a motion and a second to accept the certification from the Secretary of the Plan Commission relative to PUD-19-101. If there's no further discussion, all those in favor signify by aye.

(All ayes)

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

Mr. Klinger: All right, and then I also have another one. Again, as Secretary of the Town of Plainfield Plan Commission, the Town of Plainfield Plan Commission held a public hearing on Thursday, September 5, 2019 on petition PUD-19-122, as filed by Mike Rodriguez on behalf of Herman and Kittle Properties to rezone 4.2 acres from the R4 – Medium Density Residential

District and GC/General Commercial District to the PUD/Planned Unit Development District. Upon concluding the public hearing, the Town of Plainfield Plan Commission voted 7 in favor 0 in opposition to forward a favorable recommendation to the Town of Plainfield Town Council to rezone the property, again, as described in the materials provided to you in the box.

Mr. Brandgard: Again, I'd entertain a motion to accept the certification from the Secretary of the Plan Commission for PUD-19-122.

Mr. Angle: Move to approve

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the certification from the Secretary of the Town of Plainfield Plan Commission relative to PUD-19-122. If there's no further discussion, all those in favor signify by aye.

(All ayes)

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

Mr. Klinger: Thank you and there are appropriate Ordinances that will come up later on the agenda for both of those rezones for your action. I also want to point out that we've already conducted the hearing for the vacation of the property at the right-of-way at East and Main. That is part of the Barlow Project and there is an ordinance that will be on the agenda for that, to actually execute that vacation. Because they have a closing on all of the property coming up on Wednesday, we would like to ask that the Council waive the rules and allow the Second and Third Reading tonight so that we can get a final inclusion on that vacation, so that they can move towards their property closing on Wednesday. I think that's all I have unless you have any questions.

Mr. Brandgard: None? Thank you

#### **OLD BUSINESS**

Mr. Brandgard: Kent, any old business?

Mr. McPhail: Mr. President, I have one item. In the past I have discussed that I think we ought to have an ordinance where businesses have to register with the Town and I found a local ordinance that we did not adopt back in 2012 and I'm going to pass that along to staff to see if they can clean that up and maybe keep that as something we can discuss in the future. I'm still amazed that we find new businesses every day that I don't know they're in Town and (inaudible). I really think we need to address that issue. I'm going to pass that over (inaudible) 2012.

Mr. Brandgard: Kent, thank you for digging that out, we've discussed that many times over the years.

Mr. McPhail: Yeah, and I would like to make a quick comment on these two ordinances, these PUDs. You know, those PUDs are for workforce housing, which will provide, if they're able to, if they get their tax credits and either one or both of these projects, but we should have (inaudible) so employees could afford to rent an apartment and lots of other people. (inaudible) Planned Unit Development (inaudible). I thank the petitioners for including that in their PUD, that they are for workforce housing.

Mr. Brandgard: Old business?

Mr. Kirchoff: Has the downtown team met since our last meeting? I still am not getting any reports.

Mr. Klinger: Just today

Mr. Kirchoff: Okay, all right, thank you. That's it.

**NEW BUSINESS**

Mr. Brandgard: Kent, new business? New business?

**RESOLUTIONS**

Mr. Brandgard: We have three Resolutions this evening. The first is Resolution No. 2019-38 – A Resolution Requesting a Transfer of Appropriations – Food & Beverage Fund. I'd entertain a motion to approve.

Mr. Angle: I move to approve

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2019-38. 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. 2019-38 is adopted.

Mr. Brandgard: We have Resolution No. 2019-39 – A Resolution of the Town Council Approving the Redevelopment Commission Amendment to Declaratory Resolution No. 2006-07 Regarding the Ronald Reagan Corridor Economic Development Area.

Mr. McPhail: Move to approve

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2019-39. 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. 2019-39 is adopted.

Mr. Brandgard: Thank you, we also have Resolution No. 2019-40 – A Resolution Preliminarily Designating Economic Revitalization Area and Qualifying Certain Real Property and Improvements for Tax Abatement – Rock Creek Partners, LLC FBO Ambrose and/or Related Entities.

Mr. Kirchoff: So moved

Mr. Angle: I'll second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2019-40. 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. 2019-40 is adopted.

Mr. Brandgard: Thank you

**ORDINANCES**

Mr. Brandgard: We have two Ordinances that only require a Single Reading. The first is Ordinance No. 19-2019 – An Ordinance to Amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and Fixing a Time When the Same Shall Take Effect – Regarding Harper’s Crossing Planned Unit Development.

Mr. McPhail: Move to approve

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve the Reading of Ordinance No. 19-2019. 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 or Plainfield Ordinance No. 19-2019 is approved.

Mr. Brandgard: We also have, for a Single Reading, Ordinance No. 20-2019 – An Ordinance to Amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and Fixing a Time When the Same Shall Take Effect – Regarding Vandalia Trail Planned Unit Development.

Mr. McPhail: Move to approve

Mr. Angle: I’ll second

Mr. Brandgard: We have a motion and a second to approve Ordinance No. 20-2019. 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 or Plainfield Ordinance No. 20-2019 is approved.



Mr. Brandgard- yes

Second Reading of Ordinance No. 21-2019 is approved.

Mr. Brandgard: I'd also entertain a motion to approve the Third Reading and Adoption of Ordinance No. 21-2019.

Mr. Angle: So moved

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve Third Reading and Adoption of Ordinance No. 21-2019. 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

Third Reading and Adoption of Ordinance No. 21-2019 is approved.

Mr. Brandgard: Thank you

#### COUNCIL COMMENTS

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

#### ADJOURN

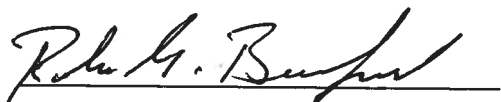
Mr. Brandgard: Being none, I'd entertain a motion to sign the documents requiring signatures and adjourn.

Mr. Bridget: So moved

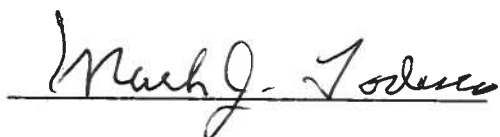
Mr. McPhail: Second

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

(All ayes)



Robin G. Brandgard, President



Mark J. Todisco, Clerk-Treasurer