The Plainfield Town Council met on Monday, January 27, 2003. In attendance were Mr. Brandgard, Mr. Kirchoff, Mr. McPhail and Mr. Young.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

2. The third and final reading of Ordinance No. 20-2002: An Ordinance Rezoning Real Estate from I-1 Office Research Industrial and I-2 Office/Warehouse/Distribution Industrial to PUD Market Place Planned Unit Development.
4. Authorization to execute Indiana Department of Commerce Infrastructure Grant Agreement for GENCO distribution center project.
5. Approval of the contract amendment with Schneider Corporation for adjustment of hourly billing rates for 2003 per the Town Engineer’s report dated January 26, 2003.
6. Approval to enter into a sewer recoupment agreement with Ken Lauter for construction of a small diameter pressure sewer system in Continental Estates per the Town Engineer’s report dated January 26, 2003.
7. Second reading of Ordinance No. 01-2003: An Ordinance Rezoning Real Estate from OD Office District to GC General Commercial for Denison Properties, Inc.

Mr. Kirchoff said on page 2 of the January 13, 2003 minutes about halfway down where it starts out with my name in it I believe that was to sell trucks over “one ton” instead of “one time.” On page 4 where Major Haak is speaking it should read “we actually purchased the dog sight unseen.” On page 5 when Mr. Lydick was reporting on the military pay situation, about two-thirds of the way down in that paragraph, it says 120 hours and it should read 112 hours. On page 7 the last full paragraph it should read “utility billing” instead of “utility building” and there are two references to that.

Mr. Kirchoff made a motion to approve the Consent Agenda as amended. Second by Mr. Young. Roll call vote called.

Mr. Kirchoff – yes
Mr. McPhail – yes
Mr. Young – yes
Mr. Brandgard – yes
Mr. Ward – absent

4-ayes, 0-opposed, 1-absent.

Mr. McPhail abstained on item 1 since he was not present at that meeting.

Mr. Brandgard said before we go to the public hearing this evening I would like to turn the meeting, with the consent of the other Council members, over to Council member Young. I think there is an announcement to make.

Mr. Young said the board of police commissioners have received during the fourth quarter of 2002 the resignation of Police Chief Miller who has served this community with distinction for many years. That being the case it created an opening for the selection of a new police chief. They opened the field, at this Council’s direction, to in-house candidates and we received nine excellent deserving individuals who stepped forward to present themselves as a candidate for chief. On January 15 they spent a long day and had very productive interviews with all nine applicants. All nine presented themselves in the most professional light and with any department any of the nine could serve that department as an excellent chief. We have a talent pool that is deep and we want to respect the fact that we have such a
wealth of leadership within the department. That asset made their deliberations difficult but they did prepare a list and in the list they submitted their top three in order to this Council. At the executive session of the board of police commissioners last Monday night they shared their deliberations with me. They asked that I respect the confidence until tonight when they had an opportunity to meet with the Council, as a whole, to explain their process and explain their thinking in making these recommendations. That I feel was faithfully discharged. We respected their wishes and their hard work and the fact that it would be handled in this manner. That meeting has just concluded where Council members were allowed to freely discuss the rational that went into their deliberations. So, Mr. President at this time it would be my pleasure to support the board of police commissioners and recommend to the Town of Plainfield a experienced professional who has served this community since 1987 Captain Larry E. Brinker, Jr. as our new Chief of Police for Plainfield. We will continue to direct him in terms of how he would step into these shoes and try to assist him to be successful. At this time I would like to make this recommendation in the form of a motion to this Council. Second by Mr. Kirchoff. None opposed. Motion carried.

Mr. Brandgard said I would like to express my thanks to the commissioners for their deliberations and time that they spent in the process. At the same time congratulations to Chief Brinker and also to the other individuals who went through the process. I would like to think a lot of information was given to the police commissioners, which will help them to continue to guide the department. And also I think it was a growing and learning experience for the individuals. As Council member Young just mentioned, I think we have a wealth of talent in the department and again we need to nurture that talent and grow it. Again I want to express my thanks to all.

The next item on the business this evening is we have a public hearing this evening for TKO Enterprises request for tax abatement.

Mr. Carlucci said tonight we have a public hearing for TKO Enterprises, Inc. It is a request for a 10-year real property tax abatement. I have seen the notice in the paper. Unfortunately, we have not been getting the paper here at work. I haven't gotten it at home for the last two weeks and where I saw it wasn't at either place but I have seen the notice in the paper that will confirm that. TKO Enterprises is requesting a 10-year real property tax abatement for a 30,000 square foot office production facility on 5.75 acres on Lot 20 in the Airwest Business Park, which is on the southeast corner of Whitaker Road and Stafford Road. The estimated project cost of improvements and land is approximately 1.7 million. The value of machinery and equipment is estimated at 1.1, almost 1.2 million. A total of 60 jobs will be retained at an annual payroll of 1.9 million dollars and 10 new jobs will be created at an annual estimated payroll of $253,000.00. You have the committee’s recommendation at the last meeting. As you know, the abatement is to the building and not to individual tenants of the building. In this case this will be both to the building and also it is tied to the employment. Therefore, our ordinance requires that we enter into a separate agreement with TKO in terms of job creation and abatement procedures in case they do not fulfill the job creation retention over the next 10-year period. I should have added that at the last meeting. This will be the same situation that will be coming up later tonight too for Clark Products, Inc. I believe that there is someone here from TKO.

Mr. Tallman, II said I am the President of TKO Graphics and my partner Michael K. Smith, Vice President is back here. We are currently right now over at Avon in a facility that is about 20,000 square feet. We have tried to expand there but there are neighbors on both sides of us that are unwilling to sell. Plus the traffic over there we have about 20-24 employees daily that leave out of TKO. Most of the time they are heading to Terre Haute or Indianapolis. So, we started looking for facilities either around the interstates or even in Indianapolis. But both of us are Hendricks County residents and we are wanting to try to keep our business in Hendricks County. We support a lot of local groups and do a lot of business with Hendricks County companies, etc. so that is why we want to try to put the building in Hendricks County.
Mr. Carlucci said I do want to add that since this is moving from one community to another inside Hendricks County Council member McPhail met with the Town Manager of Avon and explained the situation to him. He communicated this to his board and as far as I know we have not heard any negatives back from that. But clearly the choice was either they were going to move to Plainfield or leave the County all together and we did not want that to happen. We did not go solicit them. They were out looking when they found us.

Mr. Brandgard said this is a public hearing. Are there any comments either for or against from anyone in the audience this evening? Being no one coming forward we will close the public hearing portion and will take up the issue later on in the agenda.

BUSINESS FROM THE FLOOR

Ms. Kim Kooner said Mr. Ryan has spoken with the police and fire department. I think he spoke with Bryon Anderson and our new police chief in reference to possibly having a golf outing to raise money for the police and fire department both. I guess the police department just bought a police dog and they were wanting some supplies for that and possibly a down payment for another one. And the fire department showed some interest in a defibrillator. We just felt like maybe we could have this outing and get the businesses in the community, since we have so many new large businesses in the community, to raise some good money and show the fire and police department our appreciation. They were all for it but we wanted to come and get your approval.

Mr. Brandgard asked, is there consent? Consent given. I think that is a worthwhile project. I appreciate your interest.

Mr. Young said I appreciate your civic mindedness.

Mr. Robert Mahan said I came this evening concerning the winding of Dan Jones Road. A gentleman got a hold of me from an appraiser and he left a card and I had to take an afternoon from work to meet with him. I asked him if I had a buildable lot left after he got that done and he said he would let me know in a couple of days and that has been for or five months ago. Next I get a letter from RWS South, Inc. He said he would get me something.

Mr. Belcher said you should have gotten something by now. I provided that analysis to them after you questioned me. I went back to them and got that information. If you don’t have it yet, I will find out why for you.

Mr. Mahan said I don’t have it. Do I have a buildable lot?

Mr. Belcher said I believe that you do but I will get it to you in writing. Are you needing two lots, another lot than the one that you have?

Mr. Mahan said no. I just have one lot.

Mr. Belcher said you will still have plenty of room left based on our Zoning Ordinance.

Mr. Mahan asked, and I will get that in writing?

Mr. Belcher said yes.

Mr. Mahan said I’m not going to sign it until I do.

Mr. Brandgard said we apologize for our consultants not getting back with you properly, as they should. Mr. Belcher will get with you to get what you are looking for. Again, our apologies. It is not the way that it is supposed to happen.

TOWN MANAGER’S REPORT

Mr. Carlucci said I have a certification to read to the Council. I, Richard A. Carlucci, in my capacity as Secretary of the Plainfield Plan Commission, hereby certify that a public hearing was held by the Plainfield Plan Commission on Monday, January 6, 2003 on an official zoning map for the Town of Plainfield, Hendricks County, Indiana. The Plainfield Plan Commission voted seven to zero to make a favorable
recommendation to the Plainfield Town Council on the proposed official zoning map. I have dated this today’s date and signed it and sealed it as Secretary of the Plainfield Plan Commission. Mr. Higbee is not here. He went over to the meeting of the Hendricks County Heritage Alliance. I don’t know if he is going to come back or how long he was going to stay but this was prepared by the Plan Commission Staff. It has been reviewed thoroughly by more than two or three sets of eyes on the Staff. The day that you approve this the next day it is out of date but we have to have an official map. This is an update from approximately two years ago. If the Council approves the official map, Mr. Haase, Chairman of the Plan Commission and I will sign and seal it and that will be the official map until we change it the next time.

Mr. Brandgard said as Mr. Carlucci said, that is a moving target and every now and then you have to stop to move it even though it will change as soon as you approve it. With that if there are no questions, I will entertain a motion to approve the recommendation from the Plan Commission.

Mr. Young said I just had one question and that is we have a comprehensive overall strategic plan for the people that worked on that, does this fall in with that? I know that we have some fluidity in the plan but we have a strategic plan to put various pieces in place.

Mr. Carlucci said this is critical to our planning. We are going through a comprehensive planning right now and this is critical because this shows the existing zoning. And then the new comprehensive planning process that we go through is you look at the new zoning outside the Town limits primarily and some within the Town. We have a lot of agricultural land that is still in the Town that is on the fringes especially on the west side and this will play a critical role. That is why it was important to update it now and get it to you so that we have that visual aid because it is critical when we have these meetings.

Mr. Brandgard said to answer Mr. Young’s question I think this map is pretty representative of how we have followed the Comprehensive Plan. As he said, there is some fluidity there. It is a liquid document and we have tried to hold to it as close as possible.

Mr. Young said this is not the shop where I toil but I listen and one of them is, as a group, you have convinced me that spot zoning is improper. We have hired consultants from out of the community to advise us because of grantmanship for downtown development. I would assume all of those things that occur are incorporated. We have made use of those investment dollars and effort in this plan. And I would expect nothing less but I thought it would be prudent of me, at least since I’m as far away from this map as you can get and still get the Council to ask the questions that those thoughts are incorporated in this document.

Mr. McPhail said I would expect as we go through the process with both the downtown plan and the Comprehensive Plan, that we will recommend changes to the current zoning map. If we don’t, we haven’t done our job. But that process is moving along. It will be awhile.

Mr. Young said having heard that and answering my questions I would move that we approve the Plan Commission’s recommendation and approve the revised zoning map as presented. Second by Mr. McPhail. Motion carried.

Mr. Carlucci said the next item that I have involves Clark Products, Inc. request for a 10-year real property tax abatement. Clark Products is currently located in a warehouse distribution building, the Prologis building, directly east of Primo’s catering facility. They are proposing to relocate out of that building and construct their own building in the Airwest Business Park on proposed Lot 32. They would like to construct a 60,000 square foot warehouse expandable to a 100,000 square feet in the future on 5.72 acres again on proposed Lot 32. They currently have 25 jobs and those will be retained and their current annual payroll is 1.35 million. There will be 40 new jobs with an annual salary of $30,000.00 that will be created over the next five years.
A couple of interesting things that differ on this request is if you look at number three, the subject property is located in a tax allocation area TIF district. That is the SR267 TIF district, which starts up at the Village Pantry and includes half of the Stafford Pointe Apartments, comes all the way south to the Hendricks Community Hospital facility and comes across and picks up the commercial area. We have bonds outstanding on that TIF district. We have two TIF districts that are paying the same bond. We will get the Redevelopment Commission together, we have to anyway, to organize them and bring this to them. They will have to pass a resolution before the Town Council can saying that it is okay to abate the taxes and tax increment financing district. From the study that was just done on the TIF district this impact will actually make the TIF district better in the long run but in the short term it will not hurt the payment of the bonds. There is nothing there so it would just be additional funds.

The other concern that they have is if they expand an additional 40,000 square feet, they would like some assurances that they can get a separate 10-year abatement for that 40,000 square feet part of the building. That has been done several times here. The warehouse building that ODC runs out in the Airwest Business Park, it is the one with the big red ring around the top, that building has two separate abatements on it. They built the building and then they expanded it so they got an abatement for the second 10 years. It is the same thing that happened with the Whirlpool building. The Whirlpool building added 300,000 plus square feet and, of course, they have a separate abatement for that. But the committee felt that they wanted to put some type of time limit on it and they thought there should be a three year time limit on that guarantee that the Council would go through with an abatement for the second one. If they get to the end of three years, it doesn’t mean that they can’t get an abatement from the Council. They would just have to come back in and request it because it wouldn’t be automatic. Also, the committee recommended the same situation as TKO, that because they are moving and it is tied to the jobs, that we enter into a separate agreement with them on the abatements and what they call claw-backs. That agreement is similar to the one that we had with the Pan Am Flight School, which materialized but it is the same format. You put everything in there and typically we don’t think either TKO or Clark would not sign it. But that is in our ordinance that once you tie it to the jobs to either retain or create, then you have to have a separate agreement because we are not just doing it on the building but it is the jobs and the building. So, this will come up at the February 10 meeting a public hearing of the Town Council. I just wanted to report what the committee’s deliberations were to the Town Council. Unless there are any other questions we will have someone from Clark at the next meeting. Mr. McPhail you worked with them is there anything else that you would like to add?

Mr. McPhail said no I think you covered it real well.

Mr. Carlucci said I want to mention that Bridge 316 is now on a National Register of Historic Places. We found out that last week, about a week and a half ago, that the Hendricks County Heritage Alliance will present the award to the Town. Mr. Higbee is over there tonight at the meeting at the government center. That award is for our restoration efforts with Bridge 316. Certainly that is a favor to the people of the Town of Plainfield. Even in the wintertime there is people standing and staring and admiring that bridge.

Because I had been working on some annexations for the Town I was not able to get back to you a report on the utility department. However, I would ask the Council’s permission at least to go forward and start advertising for the utility billing clerk/administrative assistant at this point. Because if I bring something back on the 10th, we still have a couple of weeks to put notices out and internal posting and I would at least like to get that going. I think there seems to be a consensus that we ought to bring the utility billing back in. I don’t want to delay getting that notice out for that secondary position for that new department.

Mr. Brandgard asked, is there consent? Consent given.
Mr. Kirchoff said a couple of things that I would like to report on is last Tuesday Mr. Belcher, Mr. McGillem and I drove over to Crawfordsville and met with the State Highway Department. We wanted to kind of bring them up to speed and to talk planning issues in relationship to the Premier project that we have talked about. We wanted to let them know what we saw coming from a traffic standpoint and infrastructure. I thought we had a good meeting. They appreciated the information that we shared with them and it was time well spent. That evening I went to the library and listened to our now famous author Mr. Tony Perona talking about what it takes to get a mystery novel published. It was well attended and a good evening. Mr. Perona has done a good job.

Mr. McPhail said the progress continues to be made on the recreation center. I am told that they will begin erecting steel tomorrow. That is about the third promise in a week or 10 days and the weather really hasn’t been cooperative but hopefully if we have decent weather, we should see some steel start coming out of the ground tomorrow. I will defer to our Town Engineer for any updates on the wastewater treatment plant.

Mr. Belcher said we had the pre-bid meeting and we had a couple of addendums go out based on that. Bids are coming in soon.

Mr. Whitaker said the bids will come in this coming Wednesday. We spent a lot of time working with the contractor probably more than any other project. I think we have been able to make some minor changes in terms of design that are significant in terms of the cost. I feel the contractor’s input will really get the project where it needs to be to receive bids. I don’t know what the bids will be but I think we are very confident that when we get the bids, we are going to get the best bid we can get for the project that the Town wants.

Mr. Daniel said speaking of the wastewater treatment plant we have had that ground down there for about three years and I have just been talking to Mr. Lou Davis from Heritage Group in the last few months. They have had a cash rent contract on ground that they own down there. We have now determined that part of that is the wastewater treatment plant. In fairness to the Heritage Group I think we have 48.11 acres and some part of ours is not tillable but rather than trying to get into a finite analysis they were good enough to say that they would provide us with a check for 2000, 2001 and 2002 cash rent for the entire 48.11 acres. I have given Mr. Carlucci the check now.

Mr. Carlucci said the amount of the check is $12,991.86.

Mr. Daniel said so with the Council’s approval I would like that approved so that we have a record that it has been paid in that amount and that it is satisfactory to the Town.

Mr. McPhail made a motion to accept the cash payment from the Heritage Group in the amount of $12,991.86 for the years 2000, 2001 and 2002 for cash rent for the wastewater treatment site. Second by Mr. Kirchoff. Motion carried.

Mr. Young said the Plainfield Board of Police Commissioners met last Monday. I would like to report that at that time they were given a demonstration by Zane, the new canine officer. He is an impressive new officer for our department. I would like to ask the help of the Town Manager and his personnel staff. Earlier this evening we appointed a new police chief and it is my assumption that the chief assumes his duties immediately. Any office in this Town comes with compensation so there would be the consideration of the years of service, rank, permanent rank, all of those things. I would like the Human Resources Manager and Mr. Carlucci to come back with a recommendation consistent with our Salary Ordinance to see where that would appropriately be. And then any days or hours that would be computed let them wrangle that out as to exactly what minute he became chief and how the compensation would be taken care of. That is a detail that I would like to ask some assistance from the professionals because we certainly want to stay within our Salary Ordinance. We want to respect the years of service.

By appointing a chief I would like to ask personally to be given from our new chief a recommendation on the organization of his own staff. So, that communication could come back to us if there are any changes or if there is any status quo, we can be advised as to how he
is going to organize his staff. In time for the next meeting I think would be adequate time to ask for that. So, with that, that is my report. The only thing is as we were finishing a very tedious, careful, professional meeting, I left the public safety building only to almost get run over by a Channel 13 truck as they were busting a meth lab. So, there were camera crews everywhere so to say that there is plenty of activity for all of us is quite true.

Mr. Becher said just to let you know I am moved into the Town Hall.

Mr. Lydick said since I e-mailed you my report on Friday we had a situation where an employee has been admitted to the hospital. Ms. Tabitha Forehand, a 911 dispatcher has requested medical leave as provided by the Family Medical Leave Act for a serious medical condition beginning January 26 through approximately February 1, 2003.

Mr. Kirchoff made a motion to grant the medical leave for Tabitha Forehand from January 26 through February 1, 2003. Second by Mr. McPhail. Motion carried.

Major Haak said being the elder statesman I wanted to make a few comments here. That was a tough job and these guys worked really hard that day. I was with them most of the day. It was a tough, tough decision. I think you made a good decision and I’m going to support that decision. He is a good guy. I did his background before he ever started. I know him well. He is a hard worker and I think he will do a good job for you. Congratulations. I called most of you and I think I talked to everybody but Mr. Brandsgard on the pursuit that we had last night. It got a little crazy. I brought some photographs of the lab that was disassembled by the State if you would like to look at those to see what is in a rolling meth lab. It is really dangerous. It is like a bomb going down the road. Lt. Weber who was one of the pursuing officers is here. She is our resident meth expert so if you have any questions, you can ask her about what all is in a meth lab.

Mr. Kirchoff said I just wanted to say thanks for those heads-up phone calls. Lately you have just done a wonderful job doing that. It is so much better to hear it from you and know what is going on. That communication is very much appreciated.

Mr. Brandsgard said as the major mentioned, he didn’t talk to me but he left me a good message so I didn’t have to call him back.

Major Haak said some of the details get a little helter-skelter when you first get the information and then on TV it may sound a little bit different. It was a pretty nasty pursuit and fortunately no one got seriously hurt.

Mr. Brandsgard said I hope you continue to get the reports to us.

Major Haak said I’m sure the new chief will make you aware of what is going on. If he is not there, I will be happy to call you.

Mr. McPhail said I would just like to add another comment. I think it has been 18 months ago when you had the seminar for the local business people to come in. That certainly has paid off and I just wonder if maybe it isn’t time to do it again.

Major Haak said I would probably say yes.

Mr. McPhail said those officers did an excellent job during that seminar and you do have citizens participating in this process.

Mr. Kirchoff said well there is turn over in the local businesses.

Mr. McPhail said and we have new businesses. That has been extremely successful and I commend those officers for their work.

Mr. Brandsgard said I think that is the second or third rolling lab that we have had in the last year or so.

Lt. Weber said myself and Officer Knowles and Officer Jill Lees are the ones that go and do the business speaking that you talked
about. Since then most of our businesses have been calling us and we have talked about the fact that we want to do more. We have done some at Wal-Mart, CVS and what we are doing now is when we are on duty, we stop and talk to the managers and just make sure that they know the information. If they have any new people, we would be more than happy to take 5-10 minutes to discuss things with them. So, we have been doing that also on duty time.

Mr. Brandgard asked, is the rolling lab called the vehicle of choice today?

Lt. Weber said yes. With methamphetamine it is so easy to make it now and you can do it in the back of a truck. That is why we are getting more rolling labs.

Mr. Kirchoff asked, how bad were the vehicles damaged?

Major Haak said we have both of them in the body shop now. One of them is around I think $1,500.00 and the other one is less than $500.00.

Lt. Weber said from what we have been told through the officers is that one of the officers saw the gun and he yelled gun at that time. He said he tried to fire it but it didn’t go off, which means at himself.

Mr. McPhail said the amazing thing is we probably all have some of that stuff in our garages for perfectly legal uses.

Lt. Weber said we tell the officers we have to use a lot of discretion because people buy this stuff for their own purposes other than making methamphetamine. We have to use a lot of discretion as to how we handle these stops in these situations.

Mr. Carlucci asked, what is the one thing that tipped them off at the store?

Lt. Weber said depending on who is working at Wal-Mart but they will buy large amounts of the cold medicine because it has pseudoephedrine in it and that is what they are trying to get out of the pills. They will crush them up and that is an ingredient and it takes a lot of them to start the lab so they will buy as many as 5-9 boxes so you are talking about 500-600 pills. That is kind of a red flag for them and we have told them if they do that, let us know. What Vigo County has done is all of their cold medicine has been put behind a counter at their Wal-Mart and they are only allowed to purchase one box at a time. Where ours has a three box limit, which is still what I would consider a lot but at this point right now they are selling it three boxes at a time and a lot of them are going in just stealing it.

Mr. Kirchoff said I tried to buy some at CVS the other day and it is no longer on the shelf.

Lt. Weber said CVS changed theirs because of this.

Mr. Kirchoff said no Sudafed at all is available over the counter.

Mr. Brandgard said I suppose the recipe is available over the Internet.

Lt. Weber said most certainly and what Chief Miller had discussed with me and all of the other officers is because Vigo County had such a problem people were putting on the Internet to just go to Plainfield. Because you get on U.S. 40 and you have numerous businesses along 40 and they would come here and hit, Kroger, CVS, Marsh, Wal-Mart and then make their round and go back to Vigo County. A lot are coming from the eastern side of Illinois, Vigo County and the southern counties. When these people come in the stores, a lot of times these people are also users and when they are on the stuff and tweaking down, they are very nervous. They are very very paranoid and sometimes they will think that people in plain clothes are police following them. So, they are not the kind of people that we even want people shopping in our community. A lot of them we are finding have weapons.

Mr. Brandgard said it is a dangerous combination.
Lt. Weber said yes.

Mr. Brandgard said I want to thank you for sharing that with us because it is good to know.

Mr. Young said I certainly feel that it would be very inappropriate not to thank Major Haak for serving as acting chief. You have always served our department with distinction and with honor and I want to personally thank you and thank you for the Council for filling in that period of time during the selection process. You have been a true professional. You led the police commissioner’s meeting Monday night very professionally. I think you represent the best that is in Plainfield’s Police Department. Thank you.

Chief Brinker said I want to thank each of you with this great honor. That is exactly what it is. To take over where Chief Miller had left off. After having spent the last 14 years pretty much beside him I feel pretty confident that what we have in place in an excellent department. We have documentation of that with the accreditation certification. Also, the last assessment report came in last week late and it was amazing how much they truly believed our department was head above the most that they have ever been to. That goes to the personnel that we have and the leadership in the administration and with the commissioners. And I want to thank them very much for all they have done for me and with me. I look forward to getting to work with you as the year goes. Back to the business part of it we did two weeks ago during the human resource report discuss the possibilities of the change of the records clerks 2 position. If that would be something that we could open tonight, I would really appreciate it because we could use having that spot filled. It is still probably going to take two to three weeks once we get a decision made. Again, I want to thank every one of you for everything that you have done in the past and the things that you are getting ready to do in the future. I look forward to all of the work that will come before us.

OLD BUSINESS

Mr. Kirchoff said Mr. Carlucci you mentioned in your report about reminding us about representation to the ozone task force. Would that be appropriate to do here?

Mr. Carlucci said yes but they are not going to meet until February 10. I got an e-mail from one of the ozone people today. It would be appropriate if you have somebody to recommend.

Mr. Kirchoff asked, do you have somebody to recommend?

Mr. Carlucci said I think for now I would be glad to attend the meeting. If you come up with someone, I would be glad to step aside.

Mr. Kirchoff said I think there are probably two areas to think about. One is, as you said in your remarks the last time, is somebody from the engineering/scientific side. And then as I mentioned to you, I think some of that is going to fit into transportation. Maybe Mr. McGillem or somebody along that line. When you think about it, that is one of the main pollutants we have so I would hope as we put together a plan, they address the transportation issues. That is my only thought there.

Mr. Carlucci said that is what is driving this whole issue. Even with all of that information they gave us the ozone isn’t bad in Hendricks County but with the prevailing winds it adds up as it goes across the metropolitan area. We were doing just fine and then the Federal Government changed regulations where we are now out of compliance. That is the way that it works usually. I think the meeting is from 12:00 to 2:00 on February 10 downtown somewhere. I would be glad to attend that meeting until we find someone. We will try to recommend someone at the next meeting.

Mr. Brandgard said I would appreciate it if you would do that. Number one to see what that meeting is going to do. Whether it is going to get into the technical issues or on the higher level “what you are going to do”? 
Mr. Young said there was a very competent person who I had visited said if you were nominated, would you serve and had an interest but they live just outside the Town limits and is not a Plainfield resident. With all of our annexations I didn’t know if there was anyone left. He would have served us extremely well in this capacity but we have a community that is filled with some very good people. I agree with Mr. Carlucci’s comment that we can continue to think about it.

NEW BUSINESS

Mr. McPhail said in the past several weeks we have had some informational conversations about the possibility that the Plainfield Elks will be selling their golf course. We have had some informal conversations that the Town might be interested in looking at that as a municipal course. I would just like to have consent to at least enter into some kind of discussion with the Elks to see if we have a real interest and a possibility of making that happen. Maybe our Town Manager can handle that for us.

Mr. Brandgard said I think that is a good suggestion. If the Elks is inclined to go that way, we certainly want to make sure that it stays with what it is rather than to have a developer get a hold of it. It is an asset to the community and it would be nice to have it stay there. Is there consent? Consent given.

Ms. Mitchell said I would like to advertise for the Board of Finance this year before the next Council meeting. This year I would like to request that we not entertain bids from other banks. Everything is going really well. Interest rates are not going to do much. It is not a requirement. It is more thoughtfulness to all of the banking businesses in Town. We have done it pretty faithfully every year and I would like to go two years this time.

Mr. McPhail said I don’t see any sense putting it out there. It is not going to be very lucrative for anybody at this point and time.

Mr. Kirchoff said and if you are happy with the service that you are getting.

Mr. Brandgard asked, is there consent? Consent given.

Mr. Young said I think Mr. Kirchoff had an idea about the communications system, the improvement that you wanted to initiate and I defer to him.

Mr. Kirchoff said we have talked in the past where we are becoming more reliant on Staff reports and other communications electronically. Some of the documents that we get take awhile for us to receive. Mr. Carlucci this might be far fetched but is there is any way we could communicate with the cable company for staff and those of us that are using the laptops at home? If we could get some kind of connection at our homes as part of the agreement with the Town to provide service within the Town limits at a reduced rate or at no rate, it would be a plus to have high speed DSL or whatever they would provide. I use it a lot now, we all are and it is wonderful.

Mr. Brandgard said some of the data takes a long time.

Mr. Carlucci said I sent out some pictures and I realized it wasn’t even a format that anyone could open. I heard about that and I was able to send it again.

Mr. Kirchoff said they were wonderful pictures and the Staff is putting on more graphs and pictures and charts and that is what takes time. It adds value to the report but you sit there and you are cranking forever.

Mr. Carlucci said we are on the DSL line so we get everything quickly.

Mr. Kirchoff said anybody that is using a laptop at home I think if you could get that for us at home, I think that would be wonderful.

Mr. Young said on hearing the recommendation of the Chief of Police for a part-time position that was reported by our Human
Resources Director that was tabled at the last meeting I would like to move that the personnel request be honored with this motion. Second by Kirchoff.

Mr. McPhail said I wasn’t at that last meeting.

Mr. Young said for discussion since Mr. McPhail wasn’t at the last meeting it will not effect funding but the rational, and the Human Resources Director can add to this if I have missed anything from the last meeting, but they want to take a part-time position, which was really getting up to 38 hours and hire a full-time person. So, from a fiduciary standpoint there is zero impact but I tabled it at the last meeting indicating that I didn’t want any personnel issues to bind a new chief. I wanted the new chief to make the recommendation so that tonight I heard.

Mr. Lydick said I just wanted clarification if this is going to be a full-time position with benefits or a job sharing position?

Mr. Brandgard said they were asking for a job sharing.

Chief Brinker said if we couldn’t get the full-time, then we were at least hoping for the job sharing position.

Mr. Young asked, was the full-time your recommendation?

Mr. Lydick said I gave the two options at the last meeting. The preferred was that they have a full-time position with benefits. But because of the benefits being so expensive if the Council preferred, they could have the 40 hours without benefits as a job sharing position.

Chief Brinker said if I have the opportunity, I would really prefer the full-time because I have found that it is easier to find someone that will stay. It would be more of a career position rather than something else.

Mr. Young said what I heard from the chief is what I thought I heard the last time and in discussions that I have had following the presentation last week my motion and for clarification of the Human Resources Director it is for the full-time position with benefits.

Mr. Brandgard asked, is that for Records Clerk 1 or 2?

Mr. Young said Records Clerk 2.

Mr. Kirchoff made the second. Motion carried.

**RESOLUTIONS**

Mr. Kirchoff made a motion to approve Resolution No. 2003-02. A Confirmatory Resolution regarding a Ten-Year Real Property Tax Abatement for TKO Enterprises, Inc. Second by Mr. Young. Roll call vote called.

- Mr. Kirchoff – yes
- Mr. McPhail – abstained
- Mr. Young – yes
- Mr. Brandgard – yes
- Mr. Ward – absent

3-ayes, 1-abstention, 0-opposed, 1-absent. Motion carried.

Mr. Young made a motion to approve Resolution No. 2003-03. A Declaratory Resolution regarding a Ten-Year Real Property Tax Abatement for Clark Products, Inc. Second by Mr. Kirchoff. Roll call vote called.

- Mr. Kirchoff – yes
- Mr. McPhail – abstained
- Mr. Young – yes
- Mr. Brandgard – yes
- Mr. Ward – absent

3-ayes, 1-abstention, 0-opposed, 1-absent. Motion carried.
ORDINANCES

Mr. McPhail made a motion to approve Ordinance No. 03-2003 on its first reading. An ordinance for the Dunkin annexation. Second by Mr. Young. Roll call vote called.

Mr. Kirchoff – yes  
Mr. McPhail – yes  
Mr. Young – yes  
Mr. Brandgard – yes  
Mr. Ward – absent

4-ayes, 0-opposed, 1-absent. Motion carried.

Mr. Young made a motion to approve Ordinance No. 04-2003 on its first reading. An ordinance for the Pike Lane annexation. Second by Mr. Kirchoff. Roll call vote called.

Mr. Kirchoff – yes  
Mr. McPhail – yes  
Mr. Young – yes  
Mr. Brandgard – yes  
Mr. Ward – absent

4-ayes, 0-opposed, 1-absent. Motion carried.

Mr. Kirchoff made a motion to approve Ordinance No. 05-2003 on its first reading. An ordinance for the Bentwood annexation. Second by Mr. McPhail. Roll call vote called.

Mr. Kirchoff – yes  
Mr. McPhail – yes  
Mr. Young – yes  
Mr. Brandgard – yes  
Mr. Ward – absent

4-ayes, 0-opposed, 1-absent. Motion carried.

Mr. McPhail said I would like to extend a special thanks to our Town Manager for getting these ordinances on the agenda tonight. I know he really worked hard and pressed hard to get them but I think it was timely. I appreciate all of your hard work.

COUNCIL COMMENTS

Mr. Higbee said I have nothing to add to the report that you had on your Consent Agenda. The reason that I showed up for this meeting tonight is that Mr. Carlucci asked me to sub for him at a meeting in Danville that started at 7:00 p.m. The Town of Plainfield has received an award from the Hendricks County Heritage Alliance for the relocation of the historic iron bridge. I took that on behalf of the Town. I got to hear about some other projects that they gave awards for and they were asking a lot of questions. They showed a lot of interest on what was going on in Plainfield.

Mr. Brandgard said we have had a pretty good year relative to getting things on the register so we are moving forward on upgrading them so that is a good thing. Thank you for attending for us.

You gave us a letter from the Hendricks County Regional Sewer Board relative to the Glen Ellen Subdivision. The first question is where is it?

Mr. Belcher said Glen Ellen Subdivision as you are driving up Raceway Road and you cross Morris Street, there is a four-way stop there. It would be to the northwest there. It is the existing subdivision that sits in there. There is a little creek across the bridge north of Raceway and it splits that creek. I have counted roughly 160 lots, about 80 north of the creek and probably the same number south. The gentleman that might have prompted this letter is Mr. Garland. The Council might remember but it has been some time ago. It was May of last year that he had called me about a really bad problem that he has with his septic system that failed. The County’s Health Department was pushing him pretty hard to fix it. He had no solution other than looking for sanitary sewer. He is in the area that the County Commissioners had given us to service by agreement but he
was 1,200 feet from our closest sewer and 120 feet from the closest in Indianapolis. He came to us and said will you let me go to Indianapolis? He came to this board and said would you allow him to do that and you said yes under certain conditions. When the sewers do go up there, then he would reconnect to our sewers. He agreed to all of that. He also went to the County Commissioners and got their permission to do the same thing. They released him also. Then he went to Marion County and they said no. So, he did all of that work and I sort of warned him ahead of time that it could happen. He appealed it again in July or August of last year and since then I sort of lost touch with what was going on. I think what might have come back to fruition is his frustration of not being able to get his problem solved. The difficult part here is not necessarily that the Town wouldn’t be willing or able to serve that area. We have sewers designed and planned deep enough and big enough to do that but it is the cost. He is 1,200 feet to get one person but it would probably not be economically feasible for any of the people even if all of them wanted to connect. But if you had 80 or 100 people and did that kind of project, you could probably make it work. But we know how difficult that is. We have had projects like that in Town. Mr. Daniel and I spoke and our discussion was that the Town and the County could go together to try to solve this problem. On an area wide basis being outside the Town limits I don’t know how much authority we have to impose sewers if they have family septics or something like that. It really comes down to first an economic issue. Who carries the load financially for one individual? It is very difficult to ask the ratepayers to do that. So that is the crux of many problems, not only this one, but all around the County of existing subdivisions that are 50-60 years old with failing septics. It is the same problem. This one is only 1,200 feet away from a solution though instead of 2-3 miles or something like that. So, that is what I think this is about. It was never anything that we wouldn’t serve them. It really came down to we wouldn’t serve them for free, which is what they may have taken from our conversations. I don’t know if Mr. Daniel has had any other conversations since we talked.

Mr. Daniel said no. In fact, when I called him, Greg Steuerwald had called me a week or a week and a half ago and I got a hold of Mr. Belcher. Mr. Steuerwald had communicated to me from what he understood that it was the Glen Ellen Subdivision. So, I thought we were talking about an entire subdivision and then when I talked to Mr. Belcher about it, he said it isn’t really a subdivision. It is one person and at most maybe a couple of others. This is primarily one person. Do you have any idea why the City of Indianapolis would turn them down?

Mr. Belcher said no. Mr. Garland was very willing to pay the expense himself to take care of the problem and run the sewer and I don’t know. Maybe the Town on his behalf could possibly help, I don’t know.

Mr. Daniel said I wonder if the Town and the County went to the city, maybe we could help him.

Mr. Belcher said I thought about that too. Maybe we could help influence the situation for a short-term solution until the whole area was going to be sewer. The only thing that could have changed, unless Mr. Steuerwald told you something different, is I didn’t know that 75 of the 80 people in the subdivision came in asking for sewers. I had not heard anything like that.

Mr. Kirchoff said the letter is plural. It says citizens.

Mr. Belcher said there are six properties between where our sewer stops and Mr. Garland. There might be some interest in the six but six would have to foot the bill for 1,200 feet of sewer and that is a phenomenal amount of six people to do. It runs right into the economic problem.

Mr. Brandgard said I think this is one of the things that we picked up when we asked for that area. So, it is incumbent upon us to try to come up with a solution. As you said, maybe one thing we could do is intervene on his or their behalf with Indianapolis. On the other hand, the County should be of some help because we have found if one system is failing, the others are or about to.

Mr. Belcher said I did a little bit of research before this evening’s meeting and in the 1993 countywide master plan this area was
identified with failing septic tanks. So, this problem has been around for a long time. It is a similar problem that many areas have in the County.

Mr. Brandgard said I think it is probably something that the County and us together can probably find a solution to. We obviously have the sewers but they have the political side of saying you shall connect.

Mr. McPhail said down south we were able to solve a problem with a small four-inch main. Is that an option?

Mr. Belcher said it could be an option. It is one of those things that if an individual property owner runs sewer of that type off his property in the public right-of-way, then the issue is maintenance, etc. So, we try, unless it is an issue like Continental Estates, a very isolated group, to stay away from that. But it would be an option if we went in to analyze the neighborhood and looked at that as one of the options.

Mr. McPhail asked, would that be less costly?

Mr. Belcher said yes in the short run. If you took the whole subdivision, you might be talking from $10,000-$15,000.00 per house and that is really shooting from the hip. But those systems also cost $3,000-$5,000.00 for the pumps. So, that investment then has to be maintained and replaced so if we do an analysis of those over the long haul, they are a little more expensive. But sometimes they work in areas like Continental Estates where you have a lot of grades and different things that they are trying to overcome. So, they are not always a bad solution. We like to try to look at them first for the whole area, what is the cheapest for everybody? And then go from there.

Mr. Brandgard said the next time they meet it is February 4 at 8:30 p.m. It would probably be a good idea to have somebody over there to at least listen and talk to them. Mr. Belcher if you would go and I think Mr. Daniel will go along. I think the obvious answer is something combined because we are limited as to what we can do when you get outside of the Town as far as saying you shall do something.

ADJOURNMENT

Mr. Kirchoff made a motion to sign the necessary documents and adjourn. Second by Mr. Young. Motion carried.

Meeting adjourned.

Robin G. Brandgard, President

Juliana Mitchell, Clerk-Treasurer