



**MINUTES**  
**Winfield Town Council Meeting**  
**Meeting date: Tuesday, July 23rd, 2019**

**Call to Order:** A meeting of the Winfield Town Council was held at the Winfield Government Center, 10645 Randolph Street, Winfield, Indiana on July 23rd, 2019. The meeting convened at 6:27 PM. The Pledge of Allegiance was recited.

Rick Anderson conducted roll call:

**Members in attendance:** Gerald Stiener, Dave Anderson, Tim Clayton, Jim Simmons, and Bridget Baird

**Members not in attendance:**

**Also in attendance:** Attorney David Austgen from Austgen Kuiper Jasaitis P.C.; Rick Anderson, Clerk-Treasurer; Nick Bellar, Town Administrator/Planning and Zoning Administrator; Mike Duffy, Town Engineer; and Jason Gikas, LOFS Fire Department

**APPROVAL OF MINUTES:**

Gerald Stiener entertained a motion to approve the minutes of the Joint Sewer Board and Town Council Executive Session of July 9, 2019 and Regular Town Council Meeting Minutes of June 25, 2019 and July 9, 2019. Jim Simmons made the motion to approve the minutes, Tim Clayton seconded the motion. The minutes were approved as presented by a vote of 5-0.

**STAFF REPORTS:**

- Nick Bellar stated the new home permit numbers are up this year, by the end of this month they will have surpassed what was brought in for all of last year. There is a Plan Commission meeting scheduled for this Thursday, Providence is seeking secondary Plat approval for the Stonegate Commons second amendment. The Community Crossings projects is paused for the moment on 117th Avenue while Latitude works on their infrastructure. County Line Road and 129th Avenue are done. There was a preconstruction meeting for the sidewalk project to Jerry Ross School, they should have a schedule ready by Friday and anticipate starting on Monday. Gerald Stiener and Dave Anderson commented on the new flashing lights installed near Grand Blvd. and in the school zone on Randolph, they have noticed people slowing down. Gerald also noted they filled in the ditch near the Grand light which will cause a problem with ice on 109th in the winter time. Nick stated they can have the Street Department remove it.
- Anthony Clark, Public Works Director, stated the Street Department trucks are getting new dump beds on them, he hopes to have them all ready in time for winter. He has started doing inspections on homes for illegal drainage connections to the sewer system. Just about every house that has called in asking for an inspection has been okay, only one questionable one so far.
- Chief Jason Gikas, LOFS Fire Department, reported on the monthly stats, 52 calls for the town and 102 total for the month of June. There was a structural fire in Lakes of the Four Seasons yesterday, it was an appliance fire. All things considered they were able to minimize the damage to put out the fire.



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**PUBLIC COMMENTS (Agenda Items):** None.

**CITIZEN REQUESTING PLACEMENT ON AGENDA (Non-related to the Agenda):** None.

***Charlotte & Corey Liss, 7108 E. 125th Ave. Dangerous intersection due to obstruction view at E. 125th & Randolph St.***

Charlotte and Corey Liss have recognized the dangers of the limited visibility at the intersection of 125th and Randolph Street. They turned in a number of complaint forms from their neighbors in regards to this issue. Some of their neighbors have told them this has been brought to the town's attention before. While she is aware the town is in communications with the property owner to have the blocks from the bridge removed, she stated there needs to be a stop sign put in place in the meantime. Gerald Stienner stated they have looked into this since receiving her petition. He explained they will have to go through their legal team to get a right of entry and construction easement since the town does not own that property. Once that is signed off, they will be able to address the intersection and make it better. Mr. Liss said that could be a long process and eventually not work out, he asked why they could not put a three way stop in while that is being worked on. Gerald said they would like to avoid putting up stop signs everywhere but believes this legal process will not take that long. Attorney Austgen stated the documents would be ready in a couple days. Tony Clark has spoken with the property owner, Mr. Lambert, and so far, he is okay with the town doing whatever they want there. Mrs. Liss stated she recently took a video while stopped over there to show the vantage point and could not see a truck approaching as her view was blocked by the blocks and vegetation on the side of the road. Tony Clark stated the Street Department was supposed to remove a bush there last week, he will remind them again. Mrs. Liss is concerned about school starting and traffic increasing again. Gerald said they are going to do their best to try to get this accomplished before school gets started. Mr. Liss asked if they could revisit this again if it is not accomplished by the end of the year. Gerald Stienner said if the town ends up having to get a right of way easement it will take more time but he is hoping the property owner will work with them. Mrs. Liss thanked the Council for addressing this and listening to them tonight. Attorney Austgen wanted to make sure everyone was happy with the process they are going through to accomplish this. Mrs. Liss said it is all they can ask for.

**UNFINISHED/DEFERRED BUSINESS:**

***1. Report on Bids for Randolph Community Park Phase 2 Project received June 25, 2019.***

Rick Anderson passed out the bid tabs from the three bids received for the park. Gough was the lowest bidder. This was split into three segments with the pay ground equipment, parking lot, and pavilion. He also provided the source of funds for the project. The base bid of the playground is covered with out issue. He reviewed in previous discussions on the parking lot, they did receive a good price for the parking lot and he can make it work with additional appropriations, he has the cash balance for it but it was not a part of the budget. Rick stated they could afford it but it would take some time to build the reserve back up for another major project. The casino grant funds could be switched around to make that work. They would not be able to afford the pavilion at all this year, but they would be able to afford that with the built-up park impact fees next year. Gerald Stienner asked when the park impact fee should be reviewed again, the large park was not in when it was established. Rick stated it was established in 2016 and is to be reviewed every five years. Attorney Austgen stated they need to be careful with how the impact fees are used, they can be used on new facilities or structures in an existing park, the fee could be reviewed again now. Gerald said he believed it was based on the existing parks in the town. Attorney Austgen said it is based



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on the deficiently in the town's park and recreation function as set in the town's comprehensive plan. Bridget Baird asked if it would be more beneficial to have a pavilion. Nick Bellar said the consultant stated they could only take credit to the fee with what was already in place. Bridget spoke on grants for shade structures. Further discussion is had on doing the pavilion over the parking lot. Rick stated he would have to borrow funds, \$15,000, from another fund to pay for the pavilion. The majority of the Council would prefer to do the pavilion. Dave Anderson made the motion to accept Gough base bid for the playground equipment in the amount of \$88,425 and alternate two for the pavilion \$118,389. Bridget Baird seconded the motion, the motion carried with all in favor 5-0. Dave Anderson made the motion to authorize Rick Anderson to identify the funds and plan the additional appropriations as needed. Bridget Baird seconded the motion, the motion carried with all in favor 5-0. Bridget asked if there was a Park Master Plan. Nick Bellar stated there was one created as an amendment to the Town Comprehensive Plan to go along with the Park Impact Fee study.

**2. Report on Bids for 2019 Road Maintenance Project received July 9, 2019.**

Rick Anderson stated bids were received by Reith Riley and Walsh and Kelly. The bids were reviewed by legal and engineering, Reith Riley is the lowest bidder. The actual cost of the project did come in higher than the engineers estimated cost, asphalt prices have increased and there is also a lot of roadwork going on right now. Rick recommended that they do base bid one and base bid two and hold off on doing any of the alternates. Rick provided the funding resources and noted he has to hold back some of it for the rest of the 117th paving and \$175,000 for the next round of Community Crossings Grant applications, and funds for the side walk project. Rick stated the bridge approaches near Colorado on 109th and 106th Ct and 107th Ln. in Trees and New Hampshire in Hidden Creek are base bid one. Base bid two is repave approaches on 109th at Randolph and upgrading the traffic loops there. He only has \$3,525 left after. He did include in the other budget separate from this, the crack sealing and land right of way acquisition at Arizona and 109th, two additional parcels are needed. They could possibly do one of the alternates later once the current Community Crossings work is complete and when they find out the outcome of the next round of Community Crossing Grants. Gerald stated they met with Lake County and they plan to do a major improvement on Colorado and wondered if it would make sense to do the bridge approach to the west if Lake County will end up tearing it up. Mike Duffy does not think their work would affect the town's work. Jim Simmons made the motion to accept base bid one in the amount of \$354,150.95 and base bid two in the amount of \$76,260.80 from Reith Riley. Tim Clayton seconded the motion, the motion carried with all in favor 5-0. Mike Duffy noted with this the majority of the main roads in Hidden Creek will be taken care of the only one left is Cass. Rick also stated he did set funds aside for the removal of the rail road blocks.

**3. Update on Community Crossings Roadwork Projects.**

Mike Duffy stated they are holding off on the rest of 117<sup>th</sup> Avenue as Nick said. He recommended that he go ahead and forward the contract to Reith Riley so they will get more mobilization and have everything worked at one time. He stated the work that has been done so far came out great.

**4. Update on Randolph Street Sidewalk Project (North of Jerry Ross Elementary School).**

Nick Bellar gave an update on this during his staff report.



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**NEW BUSINESS:**

**1. *Consideration of Pay Application #1, Reith Riley Road Paving for County Line Road and 129th Ave. Under the 2018 Community Crossing Grant, \$345,480.19.***

Rick Anderson stated this is for work done through June, including 129<sup>th</sup> Avenue and County Line Road. It does not include any work done on 117<sup>th</sup> Avenue and 10% retainage is still held. The total comes to \$345,480.19. Tim Clayton made the motion to approve pay application #1 to Reith Riley in the amount of \$345,480.19 for the Community Crossing Grant including 129<sup>th</sup> Avenue and County Line Road. Dave Anderson seconded the motion, the motion carried with all in favor 5-0.

**2. *Resolution 2019-4, Intent to Reimburse Expenditures Incurred with Respect to Projects of the Town's Sewage Works.***

Rick Anderson stated this is in regards to preparations for the expansion of the Sewer Plant such as consultations and investigations directly related to the project. Rick explained this will allow him to track these expenses that will be reimbursed once a bond is issued. Dave Anderson made the motion to approve Resolution 2019-4 in title only, intent to reimburse expenditures incurred with respect to projects of the town's sewage work. Jim Simmons seconded the motion, the motion carried with all in favor 5-0.

**3. *Consideration of Engagement Letter with LWG CPA's and Advisors for Financial Advisory Services.***

Rick Anderson stated London Witte Group will be assisting in the financing on the sewer plant expansion, the amount is to not exceed \$35,000. Tim Clayton made the motion to engage London Witte Group for their financial services. Jim Simmons seconded the motion, the motion carried with all in favor 5-0.

**TREASURERS REPORT:**

Rick Anderson stated the town received their first property tax draw; it was just under \$700,000. Rick then presented the Treasurer's Report through June 30, 2019 and routine claims-to-date in the amount of \$1,720,670.50. Gerald Stiener asked about the lien releases. Rick stated liens are filed for delinquent utility payments, he has to pay \$25 to place the liens and \$25 to release the liens, the cost is incurred by the delinquent account holder and received upon payment. Attorney Austgen commended Rick and his team on the work they have done on the liens. Gerald Stiener entertained a motion to pay the claims. Tim Clayton made a motion to pay the claims in the amount of \$1,720,670.50. Jim Simmons seconded the motion. After no further discussion the motion carried with all in favor 5-0.

**ANNOUNCEMENTS:** Gerald Stiener noted the various upcoming meetings.



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**ADJOURNMENT:**

Gerald Stiener entertained a motion to adjourn the meeting. Tim Clayton made a motion to adjourn and it was seconded by Jim Simmons. All were in favor, the motion carried 5-0. The meeting adjourned at 7:08 p.m.

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Gerald Stiener  
Town Council President

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Richard C. Anderson, Jr.  
Clerk-Treasurer

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Kim Wachowski  
Recording Secretary

Date of Approval \_\_\_\_\_