



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 22, 2021 @ 6:00PM

Pledge of Allegiance was cited.

The Winfield Plan Commission held a meeting on Thursday, July 22th, 2021 at the Winfield Town Hall at 6:00 pm. Those present: Mark Nelson, Tony Clark, Joe Gacsy, Jim Hajek, Gerry Stiener, Tim Clayton. Dave Anderson was absent. Also present: Town Attorney David Austgen from Austgen Kuiper Jasaitis P.C., Jeremy Lin from Lintech Engineering, Town Engineer Mike Duffy. Town Administrator Nick Bellar was absent.

OLD BUSINESS:

1. Public Hearing

Docket PC 2021-07 – Primary Plat Approval – 1 lot subdivision – Robert A. Taft Middle School

Owner: Crown Point Community School Corp.
Petitioner: Crown Point Community School Corp.
Vicinity: 12408 Gibson St.
Request: Primary Plat Approval – 1 lot subdivision

2. Public Hearing and Recommendation to the Town Council

Docket PC 2021-08-Zone Change – AG to PDM – Robert. A Taft Middle School

Owner: Crown Point Community School Corp.
Petitioner: Crown Point Community School Corp.
Vicinity: 12408 Gibson St.
Request: Zone Change – AG to PDM

Public hearing was left open. Attorney David Austgen suggested made to gather of the two items- the zoning and the plat and then they be broken apart. Tim Clayton said there will be one presentation for both the zoning and the plat.

Gerry Stiener asked if there were any comments from the school board. At the point Superintendent Todd Terrill came up to address topics that were discussed last week and see where they are now. Monday, he had a discussion with Nick and Gerry regarding the roads. None of the roads that border the school land, but offsite roads- a request has been made to improve those roads. At that time, it was requested that they build and design those roads to which they said they were not interested in doing that. They agreed if they extended to having those roads done in Aug 2023 (in time to open the school) to October 2025 that the city would be willing to take that on. We agreed with that. Looking at a cap of 3 million dollars for the roads that are not bordering their land. Yesterday between four and four-thirty they received information about the lift station being requested. They have observations and concerns that go with that. Todd Terrill then invited the team up to the podium. Dion Katsouros from Skillman, representing Crown Point Community Schools first spoke. The one big question they have is how the calculations were determined, specifically, the percentages that the school corporation will be contributing to the lift station. Adam McAlpine began at five in the evening yesterday evening he was asked to have a look at the pumping station. The intent of his review on behalf of Crown Point Schools –



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 22, 2021 @ 6:00PM

what percentage of the pump station is intended to serve the school, their future pumping use vs what is the use for regional planning. Based on his past experience it seems to be oversized. For the sake of the discussion there is some key components that stood out to him. He saw 3-pumps within the station and in the past 2-pumps would suffice. One to run and they would cycle between each other. Appeared to be 330-horsepower pump which is very large. Appeared to be looking 15-20 years into the future if the whole area builds out.

Jeremy then commented stating it is a 2-pump station with space for a future 3rd. They designed a lift station that not only serves the school but also additional growth so that this lift station can accommodate that.

Adam stated there is also an enclosure that the standard design calls for a concert masonry block enclosure that's fully ventilated by generator power, enclosed electrical controls. Stated he can point to dozens and dozens of stations (some he designed) that have exterior controls no stand by generator power. In his mind, for the purposes of today, is figuring out the diameter & depth of the wet wall. He does not agree with a 330-horsepower motor to cover a school.

Dion Katsouras stated the one question that still needs to be determined what the capacity rate being contributed by the new building is. The next question would be is the cost reasonable. He stated he can do a comparison as an example- Hanover Community Schools- where they put a lift station in for a new school similar to this one-and also accommodate future growth back in 2010, was somewhere in the \$400,000 range. He understands not wanting to be short sighted and accommodate future growth but their evaluation is what is the school's impact on the lift station.

Todd Terrill stated that in early spring late winter they sat down and met with Lennar (who is putting in the lift station) and had a conversation regarding if they would join them in putting it in. At that point they realized Lennar's need for it was so much greater than theirs that it wouldn't be prudent on their side finically to do it. During that time, they looked at how much of the lift station they would actually use. It was between 10-15% of the lift station that Lennar is putting in. So, the price that they were looking at then was \$1.5 million. The ask of them for the lift station is between \$1.3 and \$1.4 million. Going dollar to dollar, these lift stations are similar. In that lift station knowing they were going to use 15% (on the high end) looking at this lift station they are looking at a similar amount that is going to be used. Not suggesting that they're not responsible, but looking at all the other commitments they made helping establish, improve, upgrade, roads that do not even border their property. Looking what is required of the lift station what they're bringing forward to them tonight (agreements that will be handed out) with the change in date to improve the roads around the property from that August 2023 to October 2025. Also looking how this continues to grow and grow, there has to come a point where they can't come any further. What they're prepared to do is to support up to \$3.5 million. That could be for road improvements, lift station, or whatever is deemed necessary to get the land ready. Simply will not go beyond that. Timeline remains the same. Has to have this approved so they can begin moving dirt by the end of July and if not has to look for other options for their school.



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 22, 2021 @ 6:00PM

At this time the agreements were passed out.

Todd Terrill stated the changes within the document are: moving the date of the completion of the roads from August 2023 to October 2025 and also putting in the willingness to help with the lift station. The cap again is \$3.5 million.

Tim Clayton opened the floor for Public Hearing (continued) at 6:18pm

6:19pm-Newton Robertson, 11841 Decatur St., stated they own the farm beside it. He hasn't seen any plans on how the water is going to be removed from property. Stated as long as they know what their going to do and make it work out, everything will be fine. When the water is backed up it won't work.

6:20pm-John Gartner, 6011 E 117th Ave., stated he taped off the 60 ft from the center of the road to the front door. It's a foot and a half from his front door. The engineer said last meeting it was about 70 feet which is quite a bit of difference. The road is 11 feet and the next 12 feet you can't dig because there is AT&T duct work in there so everything has to be moved over. He asked if there is a water main break who's going to take care of it. A lot of times they go at night. They can run all night and you got an hour to get someone out there. Before anyone shows up there's two hours. Before utilities show up then it depends on how fast you can get someone there and if it's too cold, they're not going to fix it, they're going to let it run until it's warm enough. Don't know if they took all of this into consideration but he's letting them know.

Patrick Govert, 6081 E. 117th Ave., stated the front of his property floods. Was told that was his problem. Had two driveways poured, water just soaks them and when vehicles pull into the driveway it crushes down and destroys his apron. Stated how he hopes they know how to make the water move. Would like two nice aprons. He has a horseshoe driveway. 17 large trees come down in the corner. Thinks there's a way they can do something. He has concerns about the subdivision across the street- asks to please not have the entrances in front of his house where there's headlights coming in and out all day. Said he wants something when he looks out the front door instead of seeing the corn or bean field – he can see what they're doing and probably won't ever see him again. Thanked the council members.

After no further comments, Tim Clayton closed the Public Hearing at 6:25pm

Gerry Stiener stated they were given this project in May and had almost no time to review it. Asked both of their engineers to work overtime to review everything to get the information they needed to get started. If the school opens in August 2023, the roads need to be done before the schools opens, therefore not Oct 2023. As far as the lift station goes said they inherited a mess. The town was ran by developers and the lift stations they put in were garbage. His first day in office there was raw sewage flowing into an open ditch and that's where they started, with lift stations that have been ignored for years. They et out that day, 10 years ago, that they're not doing that again. They're not putting in cheap



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 22, 2021 @ 6:00PM

lift stations and will even try to eliminate them. They cost money for the town to run, repair and maintain. In Doubletree East they have spent 6 million dollars repairing sewer lines that were put in by a developer. Tony Clark stated they repaired 12,000 feet that was repaired. During that process they eliminated two lift stations. They are working to get rid of many lift stations.

Gerry Stiener stated the lift station is what it is. He understands if they can't afford it, they can sit down and look at it further. If they want this to approve this tonight, they're going to have to talk about it before approving it. The only way he will vote for it tonight is if they're willing to say they can do it, and he is willing to sit down with engineers to see if there is another alternative. Hopefully they can do the roads for less and maybe that will help. At the end of the day, they had almost no time and need more time to go over the development agreement. Gerry said he understands, but if they were to come last year and say they're thinking about putting a school here, then they can have lots of conversations. This was brought to them in May. If they were Lennar or another developer, they would be saying no. So, they are trying to be accommodating as they are both government agencies and trying to do their best, but at the end of the day they also have to protect the residents. He's willing to sit down and talk about it to see any alternatives. He references Jeremy stating its only 2-pumps and also recapture so anyone else that ties into it they would get money back.

As far as the houses over there and the waterline- if it goes through, they will get with Indiana American Water so it's the least amount of disruption as possible but they can't control that. Can try to do what they can but at the end of the day there is no control over that.

Dion stated they came before them in May but there have been emails sent.

Gerry stated Lennar took a year to be approved and they're looking at 60 days. Gerry stated just doing math in his head on the improvements, the \$3.5 million isn't going to work.

Tim Clayton said looking at the development agreement he doesn't see any revisions previously discussed, therefore it is nothing right now. There is a lot of things they need to keep working on. He's not feeling comfortable with the language, like exhausting all efforts of the town for Community Crossings grants. There are other roads that he has to deal with.

Gerry added they do not have a huge budget; Winfield is a small town. It's not Crown Point. The town's contribution is the \$7 million for upgrades to the wastewater treatment plant. Gerry stated they are at capacity right now. If they didn't spend that \$7 million, Gerry stated they wouldn't be coming here anyway. The Town is doing everything they can as far as their fair share. Restated he can not commit to the \$3.5 million tonight.

Tim added they are working in such a short time frame they don't expect to see the revisions tonight. All revisions were sent over and are on legal review as of now, and he wasn't sure if they got sent back or not. Attorney David Austgen confirmed they have not been sent back. Gerry stated they're doing what



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 22, 2021 @ 6:00PM

they can, but at the end of the day they can't put the residents at risk. Gerry mentioned the safety of the students riding buses on the roads. If they approve it it's an issue because kids are going to be going down roads that can't handle the traffic.

Gerry reiterated that he is willing to sit down and talk, but again, if they need an answer by tonight its not going to happen. Tim added their engineers had to pause everything to focus on this. Gerry additionally added that he informed Dion during the TAC meeting on this that the development agreement can be something that holds up the project.

Tim explained there is language revisions, information pertaining the roads where the wording was "all available sources for funding for road improvements" when there is only one - Community Crossings. 121st would be the only one eligible for that.

Tony asked Mike what the base is under 121st. Mike explained that is apart of it- the construction estimate that was made has room in it. Don't know what they're going to run into, but there is room. To what extent is unknown.

Tim asked if there will be a resource officer at the new school at all times. Todd replied yes.

Jeremy stated the lift station idea was put down for July 23rd. It is not a surprise that this lift station exists and needs to exist. Stated he had conversations with their civil engineer, Don Torrenga, saying a lift station was needed and it's going to need to pump all the way from the school site to the 117th lift station. A conveyance route wasn't a question either. Really, it was what is this lift station going to look like and what are the town's requirements. Speaking with Don, he said it would be easier if they looked at that initially. Jeremy asked if they wanted to design the offsite conveyance. It was easier to streamline and put the package together for everyone to consider. It's one of the last pieces in the 60 days to have happened. Stated Mr. Clayton explained it well, that they are working as fast as they can to do that. The lift station itself is a standard for the town. That includes a masonry building and an emergency generator. The cost is in the conveyance. The school is at a spot in town where there's no sanitary sewer and water, so that's the majority of the cost, in the conveyance that goes to 117th. They can pump it all the way to the treatment plant if they want, but not sure if that will be any cheaper, most likely not. Can't flow by gravity to the treatment plant all the way to 117th because the property isn't at an elevation to do that and it's a long distance. They tried to put together a package that accommodated both parties. We can sit down and discuss what does the school need if they were the only ones that used the system of what recapture costs would look like.

Gerry stated he and Clerk Treasurer Rick Anderson concluded that whatever DLZ is charging them they would charge the school board to do inspections. There would be a small fee for administrative fees. They are not sure what that number is.



WINFIELD PLAN COMMISSION

MEETING MINUTES

JULY 22, 2021 @ 6:00PM

Gerry stated this has to go to the council as well. There was only two there, and they would need three to vote. Tim restated there is way too much to go over to commit right now. There's only one chance to do it right. He found out about this from teachers and others. The communication has to be there between them. He feels as if they are rushing. The Council is in the business of serving the residents including the streets, sewer, lift stations, water that all have to be taken care of. Tim stated within the time it took to plan and design the school they could have let them know.

Todd stated the bottom line is they want to be able to be apart of Winfield, but they have to move dirt by July or postpone by another year and that wouldn't be the case if they didn't have to pay additional things that are asked to be paid for that go along with this project.

Attorney David Austgen said the Sewer Board and Town Council will also have to be involved in the decision.

Tim stated that offsite road improvements are considered for every development. The school is a developer.

Gerry asked if they can continue the Plan Commission meeting until August 5th and then it would be heard at Council on August 10th it provides time to get some things figured out. Doesn't know if it will work out, but they can sit down and try. Todd stated if they wait until that August date, they are going to occur overtime costs so they have to figure out where that money would come from possibly sidewalks.

Gerry said he will instruct both engineers to sit down with their engineers to find ways to save money. Different ideas on the sidewalks can be looked at.

NEW BUSINESS:

N/A

STAFF REPORT/ATTORNEY REPORT

N/A

With no further business before the Commission, Gerry Stiener made a motion to defer the meeting until August 5th. Jim Hajek 2nd the motion with no further discussion. The vote was passed by voice 5-0. Mark Nelson abstained.

ADJOURNMENT: 7:15 PM