



Winfield Redevelopment Commission

Meeting Minutes

Monday, November 19, 2018

Call to Order: A meeting of the Winfield Redevelopment Commission was held at the Winfield Government Center, Winfield, Indiana on November 19, 2018 and called to order at 5:30 p.m.

Members in attendance: Dave Anderson, Bart Botkin, Joe Mays, Phil Metzger and Thomas Hoffman. Karen Pimentel was absent.

Additional Officials in attendance: Nick Bellar, Town Administrator/Planning and Zoning Administrator, Mike Duffy, Town Engineer DLZ and Clerk-Treasurer Rick Anderson.

Minutes to be approved: Bart Botkin moved to accept the prior meeting minutes from October 15, 2018. Joe Mays seconded the motion, a voice vote found all members in favor, the motion carried 4-0.

Old Business

Downtown Master Plan/South Randolph Road Plan:

Nick Bellar reported that the trees will be planted in the medians this Wednesday, November 21st. South County Landscape will be doing the work. They plan to use net seeding and wait until spring for the decorative plants. A Winfield Police Officer will be assisting with traffic control while this is taking place, they should have it complete in about four hours. Nick said the striping for Randolph will most likely be done on Friday by Walsh and Kelly. The road will have to be closed while this takes place, a detour will be set up. Mike Duffy said the signal contractor is going to set up new traffic loops at 109th and Randolph. Due to the weather they will not be able to get the 109th Avenue portion of the work done this year.

Bids will be taken for the Hawk light, and enhanced signage in April. Nick stated they have to have the sidewalk put in on the south end of Randolph Street for the Hawk light. INDOT prefers that the sidewalk is put in first. The Town is planning to work with Providence on sidewalks for the west side of the road. They are currently proposing to add more townhomes to Stonegate Commons which would require them to put in a municipal walk anyway, if the sidewalk is apart of the primary plat they will be able to put in the sidewalks right away. If this doesn't work out, the Town will pay to have all of the sidewalk put in; the Town is already set to do the east side of the street. Bart Botkin asked if there was some sort of recapture agreement if that is the case and the Town could be reimbursed for the sidewalks on Providence's frontage. Rick Anderson said they have recapture agreements for sewer but he was unsure if they could do that with sidewalks. Mike Duffy said they could



include the sidewalk as an alternative to the road work bids they will put out early next year. Dave Anderson was concerned that if they do that it could delay the project and they might not have the sidewalks in before the Hawk light. Mike said that realistically by the time the funds are released and they pick out and order the equipment, it might not be until mid-summer that they can actually install the light. Dave just doesn't want to run into any issues with the weather. Mike also reminded the Commission that the Stormwater Board also has to complete drainage projects along Randolph Street before the sidewalks can go in too.

Dave said that now that this project is wrapping up the Commission should start thinking about projects for next year and what grants they would like to apply for. Bart asked if there is still any plan to add a light at 108th Avenue. He thought that would be a priority since the Hawk light was moved to the south. Dave said the Town might have to wait on 108th while they consider improvements that need to be addressed on 109th Avenue. Nick said they could also apply for a grant from NIRPC for a light on 108th Avenue.

New Business

Ratification of Median Landscaping Proposal Approval:

Nick explained that the Town Council took action at the last meeting to approval the median planting proposal but this also needs to be ratified by the Redevelopment Commission since the funding is coming from the TIF District. Joe Mays made the motion to approve the median landscape proposal in the amount of \$47,933.52. Bart Botkin seconded the motion, the motion carried with all in favor 4-0.

Payment of Claims:

Clerk-Treasurer Rick Anderson presented the claims; Bart Botkin made the motion to pay the claims in the amount of \$1,055.00. Phil Metzger seconded the motion. With no further discussion a voice vote carried with all in favor 4-0.

Adjournment: Motion to adjourn by Bart Botkin, the motion was seconded by Joe Mays; voice vote carried with all in favor, the meeting adjourned at 6:05 p.m.

Next meeting: January 21st, 2019 at 5:30 p.m.

Dave Anderson, President

Bart Botkin, Vice President

Kim Wachowski, Recording Secretary

Date: _____