



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, June 13, 2023

Call to Order: A meeting of the Winfield Town Council was held at the Winfield Government Center, 10645 Randolph Street, Winfield, Indiana on Tuesday, June 13, 2023. The meeting convened at 6:55pm. The Pledge of Allegiance was recited.

Rick Anderson conducted roll call:

Members in attendance: Tim Clayton, Dave Anderson, Jon Derwinski, Zack Beaver, and Michael Lambert

Members not in attendance:

Also in attendance: Nick Bellar, Town Administrator/Planning and Zoning Administrator; Rick Anderson, Clerk-Treasurer; David Austgen, Town Attorney; Shaun Finney, Town Engineer, DLZ; Tony Clark, Public Works Director, Dan Ball, Town Marshal, and Pamela Spengler Recording Secretary.

PUBLIC COMMENTS (Agenda Items): *None.*

CITIZENS/INDIVIDUALS REQUESTING PLACEMENT ON AGENDA (Non-related to the Agenda):

Chris Corcoran, 6744 Deer Creek Ct, Crown Point, IN: Spoke on the number of residents living in the Town of Winfield and not knowing who their Government Representatives are and how that could be remedied. He brought some suggestions of updates for the Town of Winfield website.

1.) What the purpose and responsibilities of each of the Boards is. 2.) A short bio and description of each of the board members possibly including a picture of them. Their goals while serving on the boards. Where do they see the Town of Winfield in 5 / 10 years. His hope is that more people will get involved in supporting the Town.

SPECIAL ACTIONS:

1. Receipt of Bids, Decatur Street Road Improvements, Community Crossings Grant.

Rick Anderson, noted to the Council that this has been properly noticed. The Town received two bids. The first bid is from Rieth Riley; their Base Bid #1: \$913,297.32; Base Bid #2: \$225,847.52. The second bid is from Milestone Contractors North their Base Bid #1 is \$1,044,964.15 and Base Bid #2 is \$ 239,106.02. Shaun Finney clarified that Base Bid #1 is for Decatur Street and Base Bid #2 is for the turn lane at 117th Street. Dave Anderson made a motion to take the bids under advisement. The motion was seconded by Jon Derwinski. All were in favor. The motion carried 5-0.

2. Appointment to the Board of Zoning Appeals.

Tim Clayton appointed John Dawson to the Board of Zoning and Appeals.



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, June 13, 2023

OLD BUSINESS:

None.

NEW BUSINESS:

1. Consideration of Resolution 2023-4 Adoption of the 2023 Comprehensive Master Plan as Recommended by the Plan Commission.

Alaina Shonkwiler and Jack Woods from the Veridus Group presented the Final 2023 Comprehensive Master Plan as recommended by the Plan Commission for the approval of the Town Council. They discussed the final plan and their findings along with the processes used to complete the plan, which included two community workshops and a Steering Committee. Along with an open community survey that was accessible through the Northwest Indiana Times, the Town of Winfield Website and Town Facebook page. They discussed the data and analyses and assessments of the data collected. Alaina and Jack also explained parts of the required State of Indiana Statute on Comprehensive Planning, which includes a statement of objective for the future development of the jurisdiction. A statement of policy for the land use of that jurisdiction and a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities which are all a part of the required elements from the state statute. They also provided a compressed version of the 2023 Comprehensive Master Plans that will be placed on the website for easy access. Dave Anderson made a motion to Adopt Resolution 2023-4 Adoption of the 2023 Comprehensive Master Plan as Recommended by the Plan Commission. Zack Beaver seconded the motion. All were in favor. The motion carried 5-0. It was stated that this was the third Comprehensive Master Plan, the last one being adopted in 2006.

2. Consideration of Lennar Homes of Indiana, Sanitary Sewer Extension and Reimbursement Agreement.

Nick Bellar stated when the Aylesworth Development was approved, it was agreed to by the Town Council and the Planning Commission that a recapture agreement, would be entered into with the developer, on the sanitary sewer lift station that they built; located on 117th Ave. This is part of the PDR Agreement that was agreed to when the development was designed and approved. Legal and Engineering have reviewed the agreement. Dave Anderson made a motion to approve the Lennar Homes of Indiana, Sanitary Sewer Extension and Reimbursement Agreement. Zack Beaver seconded the motion. All were in favor. The motion carried 5-0.



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, June 13, 2023

3. Recommendation from Plan Commission, Performance Bond Establishment in the amount of \$910,869.58, for Wyndance Springs.

Dave Anderson made a motion to approve the Recommendation from Plan Commission, Performance Bond Establishment in the amount of \$910,869.58, for Wyndance Springs. Zack Beaver seconded the motion. All were in favor. The motion carried 5-0.

4. Recommendation from Plan Commission, Performance Bond Establishment in the amount of \$43,297.74, for Clover Grove passing blister.

Shaun Finney explained that this breaks out the passing blister from the subdivision. Dave Anderson made a motion to approve the Recommendation from Plan Commission Performance Bond Establishment in the amount of \$43,297.74, for Clover Grove passing blister. Zack Beaver seconded the motion. All were in favor. The motion carried 5-0.

5. Recommendation from Plan Commission, Performance Bond Release and Maintenance Bond in the amount of \$303,600.86, for Clover Grove.

Dave Anderson made a motion to approve the Recommendation from Plan Commission, Performance Bond Release and Maintenance Bond in the amount of \$303,600.86, for Clover Grove. Zack Beaver seconded the motion. All were in favor. The motion carried 5-0.

6. Recommendation from Plan Commission, Performance Bond Reduction to the amount of \$489,302.00, for Estates of Wynbrook Phase 1.

Zack Beaver made a motion to accept the Recommendation from Plan Commission, Performance Bond Reduction to the amount of \$489,302.00, for Estates of Wynbrook Phase 1. Jon Derwinski seconded the motion. Dave Anderson abstained. The motion carried 4-0 with 1 abstention.

FUTURE MEETINGS:

Plan Commission – Thursday, June 22, 2023, at 6:00 PM
 Sewer Board – Tuesday, June 27, 2023, at 6:30 PM
 Town Council – Tuesday, June 27, 2023, at 7:00 PM
 Storm Water Board – Tuesday, July 11, 2023, at 6:30 PM
 Redevelopment Commission – Tuesday, July 11, 2023, at 6:45 PM
 Town Council – Tuesday, July 11, 2023, at 7:00 PM
 Board of Zoning Appeals – Thursday, July 13, 2023, at 5:30 PM
 Plan Commission – Thursday, July 13, 2023, at 6:00 PM
 Sewer Board – Tuesday, July 25, 2023, at 6:30 PM
 Town Council – Tuesday, July 25, 2023, at 7:00 PM
 Plan Commission – Thursday, July 27, 2023, at 6:00 PM



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, June 13, 2023

ADJOURNMENT:

Dave Anderson made a motion to adjourn the meeting. Zack Beaver seconded the motion. All were in favor, the motion carried 5-0. The meeting was adjourned at 7:50 p.m.

Tim Clayton
Town Council President

Richard C. Anderson Jr.
Clerk-Treasurer

Date of Approval

Pamela Spengler
Recording Secretary