



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, January 10, 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, January 10, 2023. The meeting convened at 6:30pm. The Pledge of Allegiance was recited.

Rick Anderson conducted roll call:

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

Members not in attendance: none

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

ORGANIZATIONAL MATTERS:

Swearing in of Town Council Members: Zachary Beaver and Michael Lambert.

Zachary Beaver and Michael Lambert took the oath of office; administered by Rick Anderson.

Appointment of President: Dave Anderson made a motion to appoint Tim Clayton President for 2023, the motion was seconded by Jon Derwinski. A voice vote found all in favor, 5-0.

Appointment of Vice President: Dave Anderson made a motion to appoint Zack Beaver Vice President, the motion was seconded by Jon Derwinski. A voice vote found all in favor, 5-0.

Selection of Newspaper for Public Notices: Rick Anderson suggested continuing with The Times, Dave Anderson made a motion to approve The Times as the town's selection of newspaper for public notices, Jon Derwinski seconded the motion, all were in favor 5-0.

Council Representative Appointments:

- a. Lake County Solid Waste Board – Tim Clayton
- b. Zoning and Planning Commission – Tim Clayton, Dave Anderson, and Jon Derwinski
- c. LOFS Fire Force – Zack Beaver
- d. Community Development Block Grant – Jon Derwinski and Rick Anderson
- e. Town Marshal - Zack Beaver
- f. NIRPC – Jon Derwinski & Nick Bellar
- g. Building Administration – Tim Clayton
- h. Office – Tim Clayton
- i. Street Department – Dave Anderson
- j. Parks and Events – Jon Derwinski
- k. Community Development – Jon Derwinski



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BOARD APPOINTMENTS:

1. *Redevelopment Commission*

Tim Clayton entertained a motion to reappoint the Town Council as the Redevelopment Commission for a 1-year term. Tim Clayton made a motion, and it was seconded by Dave Anderson. The motion carried 5-0.

2. *Stormwater Board*

Tim Clayton appointed Jon Derwinski and Zack Beaver to the Stormwater Board.

3. *Sewer Board*

Tim Clayton was automatically appointed to the Sewer Board as it is required by State statute for the Town Council President to serve on the board.

4. *Board of Zoning Appeals*

Tim Clayton reappointed Sash Becvarovski to the Board of Zoning Appeals.

5. *Plan Commission*

Tim Clayton appointed Dave Anderson, Jon Derwinski and Tim Clayton to the Plan Commission.

PUBLIC COMMENTS (Agenda Items): None.

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

UNFINISHED/DEFERRED BUSINESS:

None.

NEW BUSINESS:

1. *Consideration of Contracted Legal Services with Austgen, Kuiper, Jasaitis, P.C.*

Dave Anderson made a motion to retain the Legal Services of Austgen, Kuiper, Jasaitis, P.C. Motion was seconded by Jon Dervinski. A voice vote found all in favor 5-0.

2. *Consideration of Contracted On-Call Engineering Services, DLZ.*

Dave Anderson made a motion to retain the On-Call Engineering Services, DLZ. Motion was seconded by Mike Lambert. A voice found 3 in favor and 2 opposed. 3-2.



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- 3. Consideration of Contracted On-Call Engineering Services, Lintech.**
Dave Anderson made a motion to retain the On-Call Engineering Services, Lintech related to sewer. Motion was Zack Beaver. A voice vote found all in favor 5-0.
- 4. Consideration of Letter of Engagement, Crowe, LLP, Redevelopment Authority Bond Issue.**
Rick Anderson reported that he has received an engagement letter for financial services for the bond issuance from Crowe, LLP for consideration. Dave Anderson made a motion to enter into an engagement with Crowe, LLP, Redevelopment Authority for the Bond Issue, not to exceed \$45,000. Motion was seconded by Zack Beaver. A voice vote found all in favor 5-0.
- 5. Consideration of Zone Change AG to R-1 Jolakoski Acres Lot 2., 10428 Arizona Street.**
Nick Bellar presented to the Council; this is a recommendation from the Plan Commission. The parcel was subdivided into two lots. With the Subdivide Lot 2 becoming under 5 acres. Within the Town of Winfield if a parcel becomes under 5 acres it can no longer retain the AG Zone. A lot under 5 acres must be changed from AG to R-1. Jolakoski Acres received a favorable recommendation from the Plan Commission. Dave Anderson mention that there were conditions attached to the plat. Nick Bellar reported that Lot 1 already has a house on it. And Lot 2 will have a house constructed on it. Dave Anderson made a motion to Adopt a Zone Change from AG to R-1 Jolakoski Acres Lot 2., 10428 Arizona Street. Motion was seconded by Zack Beaver. A voice vote found all in favor 5-0.
- 6. Review and Consideration of Adoption of the Master Traffic Plan.**
Nick Bellar presented the Master Traffic Plan; 26 pages with appendixes of approximately 700 pages. The Master Traffic Plan outlines the 10-year and 20-year traffic improvement plans. This is the first full Master Traffic Plan created outside of general guidance in the Town Code and ordinances. Some smaller lesser included components were imbedded in the original Town of Winfield Comprehensive Plan. The projections are based on our current growth trends. Shaun Finney explained that they looked at some of the developments that they knew were coming in and some anticipated future developments. As developments continue to come in, they want to be able to predict what the traffic will flow as that is a major concern as per resident complaints. It was stated that they want to be ahead of the road development instead of behind. Dave Anderson stated that it will also help people/developers coming into Town to know upfront what the minimum expectations will be for road improvements in their development plans. Dave Anderson made a motion to Adopt the Master Traffic Plan as presented by DLZ. Motion was seconded by Zack Beaver. A voice vote found all in favor 5-0.



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7. Consideration to Pay Application #2, Milestone Contractors North, 121st Ave. \$139,341.17.

Rick Anderson presented this as recommended by DLZ for the 121st Ave. improvements which is the community crossing project adjacent to the school. It was reported that this is the beginning of this project. Dave Anderson made a motion to pay Application #2, Milestone Contractors North 121st Ave. \$139,341.17. Motion was seconded by Zack Beaver. Jon Derwinski asked what the change order represented on invoice #2. Nick Bellar stated that it was for the pipe itself. The pipe was added as part of the negotiations with Gerald Mitsch on the easement. Shaun Finney reported that a formal change order will be presented at the end of the project. David Anderson reported that he abstained from the vote. A voice vote found 4-0 in favor.

8. Consideration of Acceptance of Right of Way at the Intersection of Gibson and 121st.

Nick Bellar reported that the Crown Point Community School needed to get right of way from the parcel to the west owned by Newton and Wanda Robertson to do a southbound turning lane onto 121st Ave. Land needed to be acquired to do so. The road was built, and they want to dedicate the right of way to the town. This is the process to dedicate the right of way to the Town of Winfield. Jon Derwinski asked for clarification that the Crown Point Community School is the grantor and they have already received the right-of-way. Nick Bellar confirmed that Crown Point Community School had previously purchased the property and they are now transferring the right-of-way to the Town of Winfield. Dave Anderson made a motion to Accept the Right of Way at the Intersection of Gibson and 121st. Motion was seconded by Jon Derwinski. A voice vote found all in favor 5-0.

FUTURE MEETINGS:

Future meetings were announced.

Board of Zoning Appeals – Thursday, January 12, 2023, at 5:30PM

Plan Commission – Thursday, January 12, 2023, at 6:00PM

Sewer Board – Tuesday, January 24, 2023, at 6:30 PM

Town Council – Tuesday, January 24, 2023, at 7:00PM

Joint Meeting of the Plan Commission and Town Council – January 26, 2023, at 6:00PM

Board of Zoning Appeals – Thursday, February 9, 2023, at 5:30PM

Plan Commission – Thursday, February 9, 2023, at 6:00PM

Storm Water Board – Tuesday, February 14, 2023, at 6:30PM

Redevelopment Commission – Tuesday, February 14, 2023, at 6:45PM

Town Council – Tuesday, February 14, 2023, at 7:00PM



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ADJOURNMENT:

Nick Bellar brought to the attention of the Town Council of the work on the Town of Winfield Comprehensive Plan. On January 26, 2023, there would be a Joint Meeting of the Plan Commission and Town Council for a presentation from the consultants that are drafting the Comprehensive Plan. This is a very important document and Nick hopes everyone will attend. The Town of Winfield Comprehensive Plan has not been updated since about 2007.

Jon Derwinski made a motion to adjourn the meeting. Dave Anderson seconded the motion. All were in favor, the motion carried 5-0. The meeting adjourned at 7:52 p.m.

 Tim Clayton
 Town Council President

 Richard C. Anderson Jr.
 Clerk-Treasurer

 Date of Approval

 Pamela Spengler
 Recording Secretary