

LOWELL TOWN COUNCIL
WORK SESSION
NOVEMBER 28, 2022

A Work Session of the Lowell Town Council was called to order on Monday, November 28, 2022, at 5:30 P.M., by President Todd Angerman. Members present were John Alessia, Todd Angerman, John Yelkich, and Shane Tucker arrived at 6:00. Councilman Mike Gruszka was absent. Also present were Clerk-Treasurer Judith Walters, Town Manager Craig Hendrix, Town Attorney David Westland, GIS Director Greg White, and Police Chief Jim Woestman. Also present was Bryan Schuch of SEH. The purpose of the work session was general town business.

Liberty Park Update - Town Manager Craig Hendrix gave a brief update on the Liberty Park Project and stated additional information will be available in December.

Legion Property - The American Legion is interested in a grant renovation from Redevelopment Commission, and Town Manager Hendrix and Councilmember Yelkich had planned to meet with them in December to discuss partnering on their property, but they are not interested. Councilmember Yelkich will still attend meeting to discuss the trail project and the need for a right of way.

Group 3 Funds - Town Manager Hendrix is requesting permission to apply for two grants from INDOT from Group 3 federal funding for Mill Street from Commercial to Main Street, and Washington Street from Commercial to Liberty Street. The projects would be a complete curb to curb reconstruction project with lighting, curbs, sidewalks and drainage and is a 80/20 match. The estimated local match for Mill Street is \$598,058; and the local match for Washington Street is \$1,118,465.20. The project would not be constructed until 2028. Discussion followed. Mr. Hendrix will need a financial commitment letter approved during the regular meeting. He said the projects will be rated and we will be competing with other communities and Washington Street would be the top priority to get ready for the Liberty Park project.

Discussion followed on a piece of property for sale on West Commercial Avenue that sits right on road. The Garden Center property was discussed. Mr. Hendrix stated that he understood the owners were now willing to sell with our second offer rather than eminent domain. Councilman Yelkich suggested getting an interpreter when speaking with them as that was the confusion when the offer was originally made before.

Water Proceeds Investment Policy - Attorney Westland is preparing Resolution that will include the Investment Policy Statement and Spending Plan to be adopted at the next meeting.

Redistricting Discussion - The Council had agreed to Option 3 at their last work session, and Rich Oman has been working on legal descriptions for each ward for an ordinance to be prepared. Attorney Westland asked that precinct numbers be included in legal description. Discussion followed. Greg White, DIS Director, stated they did not split any blocks but will contact Lake County Election Board for clarification. The ordinance will be acted on during the next regular meeting.

INDOT LPA Projects Funding Discussion - As discussed at the last work

session, the trail project and Route 2 sidewalk project are coming in higher than anticipated due to the increase in construction costs, and Town Manager Hendrix had recommended that the Town pull the Route 2 sidewalk project as a federally funded project and instead do as a local project and replace sidewalks as funds become available. Mr. Hendrix stated we would still have the consultant finish the plan, and would have to pay back the preliminary engineering costs but would then ask INDOT to transfer those remaining funds to the trail project and move to 2026 completion date. Discussion followed and Council agreed to have Town Manager Hendrix request the project change.

Sale of Outlot C in Pine Ridge Estates - The offer of \$1,000 will be acted on during the regular meeting.

Final Report - VFD Facilities Assessment - The assessment of the condition of the fire station building had been received from Etica. The next step of the proposal is to review the future needs of the fire department and emergency services. The request from the fire department to use the Liberty Street facility will also need to be discussed. A meeting will be set in January with townships to discuss.

Town Court - The position of adding a full-time employee effective January 1st to the Court office that will work part-time for the building department will be acted on during the regular meeting. An additional appropriation will have to be acted on for the position to be budgeted for 2023.

Street Department Equipment - The Street Department is requesting the purchase of a 1991 fire truck to be converted into a leaf truck in the amount of \$25,000. The item will be acted on during the regular meeting. Other needs of the Street Department include a 1-ton and 2-ton trucks that need to be ordered and won't be available until 2024. Street Superintendent Frank Lovely will be asked to the next work session to address his needs.

No further discussion, the work session adjourned at 6:38 P.M.



Todd Angerman, President

Attest:



Judith Walters, Clerk-Treasurer