



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, February 8th, 2022

Call to Order: A meeting of the Winfield Town Council was held at the Winfield Government Center, 10645 Randolph Street, Winfield, Indiana on February 8th, 2022. The meeting convened at 7:00 PM. The Pledge of Allegiance was recited.

Rick Anderson conducted roll call:

Members in attendance: Gerald Stiener, Dave Anderson, Tim Clayton, Jon Derwinski, and Zack Beaver

Members not in attendance:

Also in attendance: Rick Anderson, Clerk-Treasurer; Attorney David Austgen from Austgen Kuiper Jasaitis P.C.; Nick Bellar, Town Administrator/Planning and Zoning Administrator and Anthony Clark, Public Works Director

PUBLIC COMMENTS (Agenda Items): None.

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

SPECIAL ACTIONS:

1. Opening of Bids for Municipal Trash and Recycling Collection.

Rick Anderson stated they received 2 no bid responses from Waste Management and Homewood Disposal. Rick opened the Republic Services bid and read the base response for year 1 \$18.95 year 2 \$19.71 and year 3 \$20.50. He explained it falls inline of what the town is paying for right now. Rick noted he has proof of publication from the papers.

Gerald Stiener entertained a motion to take the bids under advisement. Tim Clayton made a motion to take the bids under advisement; Jon Derwinski seconded the motion. The motion carried 5-0.

UNFINISHED/DEFERRED BUSINESS:

1. Consideration of Mowing Proposals for Town Parks and Government Center for 2022.

Rick said the season cost with Crew Cut (current vendor) is \$26,600 for the Government Center, Randolph Street Park, Trees Subdivision Park, Stonegate Commons Subdivision Park, and The Meadows Subdivision Park. Redwood Landscape's bid was \$26,840.

Gerald Stiener entertained a motion to take the bids under advisement. Dave Anderson made a motion to take the bids under advisement; Zack Beaver seconded the motion. The motion carried 5-0.

NEW BUSINESS:

1. Aylesworth Discussion.

Gerald Stiener stated they have had conversations with Lennar and Sanitary Sewer Engineer Jeremy Linn. Lennar is wanting to get their model homes under construction, therefore they have tentatively



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agreed to increase their lift station bond to \$3.1 million which is their own estimate. The town would issue 3 model home permits. Lennar is not to seek any occupancy permits or transfer titles of any homes or homesites prior to the lift station being operational and signed off by the Sanitary Sewer Engineer. Gerald stated if they violate this agreement, it is a \$100,000 fine for each violation occurrence.

Gerald Stiener entertained a motion to allow himself to sign the agreement that will be prepared by legal staff. Dave Anderson made a motion; Tim Clayton seconded the motion. The motion carried 5-0.

2. ***Consideration of Engagement, Crowe LLP, BAN Financing Sewer Revenue and Party Analysis.***
Rick stated they are moving their BAN for the Doubletree East sewer project as it needs to go to permit financing before July. Rick said he has already had conversations with representatives from Crowe, LLP and there is a letter of engagement with the amount of \$3,000.

Gerald Stiener entertained a motion to authorize the execution of the engagement with Crowe. Tim Clayton made a motion; Jon Derwinski seconded the motion. The motion carried 5-0.

3. ***Ordinance 41-L, Building Permit Fee Updates.***

Nick Bellar explained the fees are increased by \$0.10 per square foot on residential. Amended permit fee will be added. Erosion control property check will be added to \$55.00. Temporary occupancy fee will be \$110.00. They have eliminated the permit application fees to become a credit against the actual permit costs. Rick said the last time they had a major adjustment on cost for square footage was in 2007.

Gerald Stiener entertained a motion to approve Ordinance 41-L on first reading. Dave Anderson made a motion; Jon Derwinski seconded the motion. Zack Beaver mentioned there might be some confusion with the organization of how certain columns read regarding accessory structures. After discussion, they agreed to defer this item to allow time for review. Jon Derwinski withdrew his second and Dave Anderson withdrew his motion. Gerald Stiener entertained a motion to defer Ordinance 41-L. Dave Anderson made a motion; Jon Derwinski seconded the motion. The motion carried 5-0.

4. ***Ordinance 23-A Planned Development Revisions.***

Nick stated there is a change to calculations for recreation space and how things are detailed on plats. The town separates the recreation space from open space and park space. There were modifications made to the number of copies needed that are turned into the town. Changes were also made to the language on TAC meetings with number of copies. Additionally, there were changes to streamline the planned development modification process.

Gerald Stiener entertained a motion to adopt Ordinance 23-A in title only. Dave Anderson made a motion to adopt Ordinance 23-A in title only and proceeded to read the title in full. Tim Clayton seconded the motion. The motion carried 5-0.



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5. Ordinance 23-B, Adding Regulations on Raising Chickens.

Nick explained this is the revision to the Hobby Farm Ordinance to allow no more than 8 female chickens per lot for residents with non-conforming AG lots of 1-4 acres and residential R-1 lots of 1 acre or greater. No roosters will be allowed. The ordinance also establishes standards for housing the chickens including square footage and fencing. Zack asked if this was an appropriate place to put this part of the ordinance because it deals with non-hobby farms which are 5 acres or more. Zack said the way it reads now, he would not be able to have more than 1 chicken structure with 20 acres as his property is a hobby farm.

Gerald Stiener entertained a motion to defer this item. Dave Anderson made a motion; Tim Clayton seconded. The motion carried 5-0.

6. Ordinance 27-D, Exempt Division Revisions.

Nick stated they are removing language in the code that allows for work arounds for the primary plat process. Mike Duffy added almost everything will have to go through the primary plat process.

Dave Anderson made a motion to adopt Ordinance 27-D title only. Tim Clayton seconded the motion. The motion carried 5-0.

ADJOURNMENT:

Dave Anderson made a motion to adjourn, and it was seconded by Gerry Stiener. All were in favor, the motion carried 5-0. The meeting adjourned at 7:28 p.m.

Gerald Stiener
Town Council President

Haley Crnarich
Recording Secretary

Date of Approval _____