



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, October 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, October 10, 2023. The meeting convened at 7:45pm. The Pledge of Allegiance was recited.

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

Also in attendance: Rick Anderson, Clerk-Treasurer, Nick Bellar, Town Administrator/Planning and Zoning Administrator; David Austgen, Town Attorney; Shaun Finney, Engineer, DLZ; Tony Clark, Public Works Director

Not in attendance: Michael Lambert and Michael Duffy, Engineer, DLZ

PUBLIC COMMENTS (Agenda Items): None.

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

7:45 pm – Gerald Mitsch, 4511 E. 121st Avenue., 121st Ave and grass along roadway.

Gerald Mitsch stated that the grass along the road is not growing properly following the road construction. Wherever they put dirt they did not have the machine to level the dirt off. He is mowing what he can with the mower; however, there are about five places that need to have work. More dirt needs to be hauled in. Before they tore up the roads, he was able to mow the whole thing. He would like this fixed the right way. Nick stated that he and Tony have been out there a couple of times with Mr. Mitsch and Shaun has also looked at this. Shaun doesn't understand why it would need more dirt or where. He agrees that it's patchy in spots as the grass hasn't all taken off yet but still doesn't know where it would need more dirt. Mr. Mitsch doesn't like how it just drops off. This pertains to the South and North side of the road. Shaun stated that if it's where he thinks if they add more dirt it will go into the field. An option would be to have Mr. Mitsch give us temporary access to the field to get it leveled more. Shaun suggests getting a price before doing additional grading. This slope that is being discussed is in the road right of way and was designed and installed per specifications. Attorney Austgen feels as though the additional work could be a liability concern since it was designed per specs. Dave Anderson would like Shaun to go out to property get a cost together and then in spring revisit the issue for potential modifications when the weather will be more conducive to establishing grass.

SPECIAL ACTIONS:

1. Public Hearing – First Preliminary Determination, WWTP Expansion Financing
Rick Anderson stated that this public hearing is required for the financing of the new wastewater treatment plant expansion and distributed hard copies of the following to all meeting attendees and read the following information:



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TOWN OF WINFIELD BUILDING CORPORATION
FIRST MORTGAGE BONDS, SERIES 2023
(SEWAGE WORKS TREATMENT PLANT PROJECT)
PUBLIC HEARINGS: OCTOBER 10, 2023 & OCTOBER 24, 2023

Preliminary Determination Public Hearing Introduction Narrative

Notices of public hearings have been previously published to permit the Town Council to conduct public hearings in conjunction with its consideration of entering into a First Amendment to Lease (the “First Amendment”) with the Town of Winfield Building Corporation which would permit the building corporation to issue its lease rental bonds. The proceeds of such lease rental bonds would be used for funding all or a portion of (1) the expansion, renovation and improvement of the Town’s Wastewater Treatment Plant to 1.60 MGD including any or all of the following improvements: (a) construction of a third channel oxidation ditch with aerators, piping and gates, (b) construction of two new secondary clarifiers, (c) addition of a fine screen, (d) addition of new site piping, lighting and electrical controls, (e) RAS/WAS pump upgrades, and (2) a new blower and chemical feed system (clauses (1) and (2), collectively, the “2023 Project”). Indiana law requires that the Town Council conduct two (2) public hearings prior to considering adoption of a resolution preliminary determining to enter into the First Amendment to Lease for certain controlled projects. Tonight, the Town Council will conduct the first hearing. The law requires that the following information be made available to the public at each hearing:

1. Maximum lease rental payable under the First Amendment: \$822,509.09
2. Maximum term of the First Amendment: 20 years
3. Estimated Interest Rate on the Bonds: 6.5%
4. Estimated Total Interest Cost for the Bonds: \$6,515,058.33.
5. If the Town Council adopts a resolution making a preliminary determination following the second public hearing on October 24th, a notice of that determination would be published, and property owners or registered voters would have 30 days following the publication to file a petition requesting the application of the petition/remonstrance process for the proposed First Amendment.
6. The Town’s current debt service levy is \$446,656 which consists of the lease payments for the Lease Rental Revenue Bonds, Series 2020A and 2020B and the current debt service rate which is \$0.0706 cents per \$100 of assessed valuation.
7. The estimated increase if the First Amendment is entered into by the Town to the debt service levy is \$822,509.09 for the first annual payment of the Proposed 2023 Bonds and the tax rate is \$0.1235 cents per \$100 of assessed valuation.
8. Please see attached Exhibit A for debt service levy and tax rate estimates over the next ten (10) years.
9. The percent of the Town’s current and projected debt service payments divided by the net assessed value of the taxable property within the Town (the “Net Assessed Value”) is approximately 3.3475% which is comprised of the Lease Rental Revenue Bonds 2020A and 2020B and the Proposed 2023 Bonds. 0.1906% which is comprised of the 2024 Payments for the Lease Rental Revenue Bonds 2020A and 2020B and the Proposed 2023 Bonds.
10. The percentage of the Town’s outstanding long-term debt coupled with the outstanding long-term debt of other taxing units located within the Town divided by the Net Assessed Value is approximately 8.5404%.



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EXHIBIT A

10 Year Debt Service Levy & Tax Rate Estimates

- (1) Existing Debt Service includes the Lease Rental Revenue Bonds 2020A and 2020B.
- (2) Tax Rate is calculated using the 2024 Net Assessed Value of \$666,266,221 as provided by Indiana Gateway.

Year	Proposed 2023 Bonds Debt Service	Existing Debt Service (1)	Debt Service Levy	Tax Rate (2)
2024	\$ 822,509.00	\$ 452,893.00	\$ 1,275,402.00	0.1914
2025	762,113.00	452,093.00	1,214,206.00	0.1822
2026	751,350.00	455,693.00	1,207,043.00	0.1812
2027	759,938.00	448,793.00	1,208,731.00	0.1814
2028	757,226.00	451,693.00	1,208,919.00	0.1814
2029	758,375.00	453,893.00	1,212,268.00	0.1819
2030	758,226.00	450,593.00	1,208,819.00	0.1814
2031	761,775.00	451,893.00	1,213,668.00	0.1822
2032	758,700.00	455,968.00	1,214,668.00	0.1823
2033	754,325.00	450,868.00	1,205,193.00	0.1809

8:02 pm – Tim Clayton opened the public hearing for the first reading of the Preliminary Determination WWTP Expansion Financing, following multiple requests for comment, none were offered.

8:02 pm – Public Hearing Closed

Tim Clayton stated that the next public hearing for this will be on October 24, 2023.

OLD BUSINESS:

1. *Second Reading, Ordinance 354, 2024 Town of Winfield Budget.*

Rick Anderson stated that after a couple of final adjustments, the most notable is that an additional full time police officer was included in the budget. The budget has increased by \$100,000. He has before the council Ordinance 354 total budget for 2024 will be adopted at \$11,289,932 and the tax levy will be adopted at \$5,310,000. Dave Anderson made motion to adopt Ordinance 354 on second reading in title only. Zack Beaver 2nd the motion. The motion carried 4-0, Councilman Michael Lambert was not in attendance.

NEW BUSINESS:

1. *Consideration of Ordinance 339-B, 2023 Amendment to Salary Ordinance for Non-Elected Employees.*

Rick Anderson stated that with the number of changes to staffing in the town office this is going to be a salary ordinance amendment through the end of the year. At the next meeting Rick will have



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the 2024 Salary Ordinance ready. Dave Anderson made a motion to approve Ordinance 339-B in title only for the 2023 Wage and Salaries for Non-Elected Officers and Employees in the Town of Winfield Indiana and all matters related thereto. Zack Beaver 2nd the motion. The motion carried 4-0.

Dave Anderson made a motion to suspend rules and hear Ordinance 339-B on second reading. Zack Beaver 2nd the motion. Tim Clayton asked for roll call. Rick Anderson conducted a roll call vote as follows:

David Anderson, yes – Jon Derwinski, yes – Zack Beaver, yes – Tim Clayton, yes

David Anderson made a motion that they adopt Ordinance 339-B in title only on second reading. Zack Beaver 2nd the motion. The motion carried 4-0.

2. Consideration of Job Description s for Events Coordinator and Administrative Assistant.

Per Nick Bellar in the course of the Towns growth and analysis of existing job descriptions and positions his recommendation to the council is to separate the Office and Events Coordinator Position into two distinct positions. One a full-time Administrative Assistant and a part-time Events Coordinator. Dave Anderson made a motion to approve the job descriptions for the Events Coordinator and the Administrative Assistant. Jon Derwinski 2nd the motion. The motion carried 4-0.

3. Consideration of Pay Application #6. 121st Ave. Rehabilitation Project, Milestone Contractors North, \$112,210.69.

Per Rick Anderson this is a pay application for the Community Crossing Grant Project on 121st Avenue as reviewed and presented by our Engineers. Per Shaun from DLZ this is mainly for the compacted stone and change order from the last meeting, topsoil, and other miscellaneous items. There is a little over \$20,000 left in the contract. Dave Anderson made motion to pay the Pay Application #6 121st Ave. Rehabilitation Project, Milestone Contractors North in the amount of \$112,210.69. Zack Beaver 2nd the motion. The motion carried 4-0.

4. Consideration of Contracted Snow Plowing with Ebberts Enterprises, LLC.

Tony Clark stated that this is a contract for Ebberts Enterprises to take care of plowing in our subdivisions. Prices haven't changed from last year and this contract is a two-year contract. They did a great job last year. Zack Beaver made motion to approve the contract with Ebberts Enterprises, LLC for snow plowing services. Jon Derwinski 2nd the motion. The motion carried 4-0.

5. Consideration of Purchase of Right of Way, 10885 Green Place, 109th & Green Roundabout.

Per Nick Bellar this is the last piece of right of way that we need for the roundabout construction next Spring. The price is \$20,000. Dave Anderson made a motion that we approve the purchase of Right of Way for 10885 Green Place for the 109th & Green Pl. Roundabout in the amount of \$20,000. Zack Beaver 2nd the motion. The motion carried 4-0. Nick Bellar wants to commend DLZ on getting this difficult parcel done.



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FUTURE MEETINGS:

- Sewer Board – Tuesday, October 24, 2023, at 6:30 PM
- Town Council – Tuesday, October 24, 2023 at 7:00 PM
- Plan Commission – Thursday, November 9, 2023, at 6:00 PM
- Storm Water Board – Tuesday, November 14, 2023, at 6:45 PM
- Redevelopment Commission – Tuesday, November 14, 2023, at 6:45 PM
- Town Council – Tuesday, November 14, 2023, at 7:00 PM

ADJOURNMENT:

Dave Anderson made a motion to adjourn the meeting. Zack Beaver seconded the motion. All were in favor, the motion carried 4-0. The meeting was adjourned at 8:12 p.m.

Tim Clayton
 Town Council President

Richard C. Anderson Jr.
 Clerk-Treasurer

Date of Approval

Dawn Petersen
 Recording Secretary