



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, March 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 March 8th, 2022. The meeting convened at 6:47 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.

UNFINISHED/DEFERRED BUSINESS:

1. Ordinance 41-L, Building Permit Fee Updates.

Nick Bellar reported that he had met with Zach Beaver and made some formatting changes to the charts and the document, it was noted there were no modifications to the proposed fee changes. A motion to adopt Ordinance 41-L was made by Zach Beaver, the motion was seconded by Dave Anderson. The motion passed on voice vote with 5-0 in favor.

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

Nick Bellar noted that he worked with Zach Beaver on the final Ordinance revisions, removing it from the hobby farm section, it is now a stand alone section of the code. Some language and clean up was made but no changes were made to the regulations. Zach Beaver made a motion to adopt Ordinance 23-B and noted that section 146.042 would be added and would be updated on the title page of the Ordinance. A second was provided by Dave Anderson. It was noted that Code Enforcement would be complaint based and that town staff would not be going out looking for non-compliance. It was noted that the two property owners that initiated the need for this regulation would be informed of the new Ordinance. A voice vote found all in favor by a vote of 5-0.

3. Pay Application #4, Rieth-Riley Construction, 109th Ave. and Grand Blvd. Intersection Project.

Dave Anderson made a motion to defer action on this pay application, the motion was seconded by Tim Clayton. A voice vote found all members in favor 5-0.

NEW BUSINESS:

1. Consideration of Entering into Lease for 2022 Chevrolet Silverado Truck.

Rick Anderson noted that the purchase order for the 2022 Chevrolet truck had been approved, he asked for Council approval to enter into a lease financing agreement with Crossroads Bank under an exiting Master Agreement. Rick Anderson also reminded the Council that this is the same lease financing through Crossroads Bank would be utilized by the town for the purchase of three new police vehicles that



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are on order. Gerald Stiener asked who this vehicle was for, Rick Anderson replied that it was for the Public Works Director, Tony Clark. A motion was made by Tim Clayton allow Rick Anderson to sign and the town to enter into agreement for the lease of the 2022 Chevrolet truck through Crossroads Bank, the motion was seconded by Dave Anderson. Gerald Stiener asked if this would be a take home vehicle, Rick Anderson replied that he believed that it would be. Given the need to respond to after hours public works issue the Council agreed to make it a take home vehicle. A voice vote found all in favor by a vote of 5-0. Tim Clayton asked when the financing and the truck would be ready, Rick Anderson stated that he was meeting with a representative of Crossroads Bank the following day and that the truck was in stock ready for delivery. It was also noted that the truck would need town decals, these will be applied sometime following delivery.

2. Discussion of ARPA Local Fiscal Recovery Plan.

Rick Anderson provided an update as to where we are at with the ARPA federal grant funding, he reminded the Council that the town received \$675,850 in 2021 and will receive an additional similar amount in 2022. There will be a total of a little more than \$1.35 million for the program. Rules and regulations for the expenditures have been rolled out over the past four to six months with the final rule released recently which is effective April 1, 2022.

Options for expending funds from this federal grant were reviewed which include covering the loss of revenue to the town, responding to the public health and economic response, providing premium pay for essential workers and to undertake water, sewer and/or broadband infrastructure projects. Initial calculations show the town had revenue loss of \$26,377. Under clarification of the rules and the Final Rule there is now a \$10 million revenue loss standard allowance for revenue loss and storm water projects as well as road improvements are also allowed.

Various options for the Town of Winfield were highlighted including revenue replacement in an amount up to the total allocation, providing funds for the next sewer treatment plant expansion that will start in the next year or so, provide funding for the Randolph St. sewer line extension, provide the town match for the Hidden Creek storm water project, provide bonuses for our essential workers (police officers) or roadwork improvements on 109th Ave. It was also noted that the town must adopt an ARPA plan and that the first reporting due to the U.S. Department of Treasury is due on April 30, 2022 with quarterly tracking reports due after that. The funds must be expended by December 31, 2026 and can be used for any qualifying projects started between March 3, 2021 and December 31 2024. The town must adopt a plan prior to spending any funds and the plan can be amended over time.

Following discussion Rick Anderson agreed to start a draft Plan that would include the following projects:

1. a. Expansion of the wastewater treatment plant
 - b. Sewer line extension on Randolph St. for commercial area.
2. Provide town match for the Hidden Creek storm water project.
3. Provide funding for 109th Avenue road improvements under the \$10 million standard allowance.
4. Provide funding for capital acquisitions and enhancements to the Town's recreational facilities under the \$10 million standard allowance.



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3. Recommendation from Plan Commission, Zone Change AG to R-1, Banter Acres, Ordinance 325.

Nick Bellar introduced the owner’s representative, Mark Leach and gave an update on the property and zone change. The petitioner is separating one large AG lot into two lots, the existing lot would remain AG and the new smaller lot would be R-1. It was noted the lot is located at the corner of Benton Street and 113th Ave. Zach Beaver made a motion to adopt Ordinance 325, the motion was seconded by Dave Anderson. A voice vote found all members in favor 5-0.

4. Recommendation from Plan Commission, Zone Change AG to R-1, Koehler Acres, Ordinance 326.

Nick Bellar reported that this is a similar request to split a larger AG lot into two with a newly formed R-1 lot and is located on the east side of State Street. Nick Bellar noted that Lake County has signed off on the request given the location of regulated drain Graper Ditch and that a waiver was granted on the frontage requirements. Zach Beaver made a motion to adopt Ordinance 326, Dave Anderson seconded the motion. The motion carried 5-0.

ADJOURNMENT:

Zach Beaver made a motion to adjourn, and it was seconded by Dave Anderson. All were in favor, the motion carried 5-0. The meeting adjourned at 7:25 p.m.

Gerald Stiener
Town Council President

Richard C. Anderson Jr.
Clerk-Treasurer

Date of Approval _____