

COMPREHENSIVE PLAN

2022



January 20, 2022

RESOLUTION

WHEREAS, the City Council of the City of Winfield appointed a Comprehensive Plan Task Force Committee comprised of representatives of the community, elected officials, and the Planning & Zoning Commission to develop a Comprehensive Plan, and

WHEREAS, the Task Force Committee held numerous public meetings over twelve months, and

WHEREAS, the Task Force Committee, with the assistance of Boonslick Regional Planning Commission, made careful and comprehensive surveys and studies of the existing conditions and probable future growth of the city, and

WHEREAS, the Comprehensive Plan has been made for the general purpose of guiding and accomplishing a coordinated development of the city which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development, and

WHEREAS, the Comprehensive Plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shows the Task Force Committee's recommendations for the physical development and uses of land, and

WHEREAS, the Comprehensive Plan is intended to serve as the City's plan to guide the future development and redevelopment of the city, and

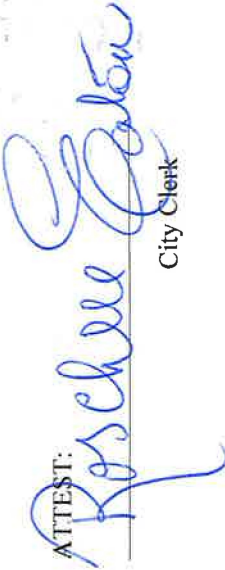
WHEREAS, the Boonslick Regional Planning Commission held a public hearing on January 20, 2022, after giving fifteen days' notice of the time and place of such hearing in a newspaper having general circulation within the city, and

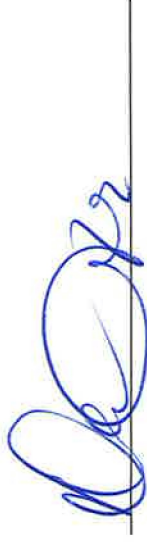
WHEREAS, citizens of the city attended the public hearing and were encouraged to submit comments on the Comprehensive Plan, and

WHEREAS, the Planning & Zoning Commission of the City of Winfield wishes to adopt this Comprehensive Plan as the plan for future development of the city,

NOW, THEREFORE BE IT RESOLVED by the Planning & Zoning Commission of the City of Winfield that the attached Comprehensive Plan shall be the official Plan of the City of Winfield.

Approved this 20th day of January 20, 2022

ATTEST:

City Clerk


Mayor

Acknowledgements

Mayor	Dawn Garver
Alderspersons	Robert Roskowske Robin Cryts Christopher Delp Joseph Keck
City Manager	Roschell Eaton
Deputy Clerk	Rachel Tharp

Comprehensive Plan Taskforce Members

Chrison Sitton*
Robin Cryts*
Sandy Reiss*
Karen Panther*
Barry Scroggin*
Ray Gawedzinski*
Sarah Long
Ryan Ruckel
Dennis Westbrook
Daniel Williams
Holly Gardener
Robert Roskowske
Beverly Dickmeyer

* Denotes current commissioners

Winfield High School Students Comprehensive Planning Participation Record

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Jacob Colbert	Ashleigh Wright	Samantha Nesslage
Emily Hines	Ciara Beckemeier	Lindsey Strunk
Laura Hornbeck	Emily Wright	Audrey Vwehde
Josie Bauer	Bre Burkemper	Chloe Kaimann
Kelly Fallert	Maggie Nicholl	Hayley Summerton
Nicolette Reller	Rylee Dixon	Kennedy Pund
Riley Eads	Chadae Lagana	Jade Broeker
Andrew Sprengel	John Hogan	Nick Lambert
Carter Bauer	Sage Wilder	Ryan Altman
Charlie Rhoades	Lane Moody	Collin Sutton
Joseph Hogan	Brennan Hornbeck	Benjamin Irwin
Jonathan Pierce	Rachael Cannon	Bishop Craig
Megan Eggemeyer	Aubrie Hollingsworth	Emma Niederer
Elizabeth Scott	Destiny McClintock	Coulter Rogers
Baylie Petry	Olivia Ward	Kaylee Burch
Clare Eggering	Bradley Koester	Zack Penrod
Shane McCarthy	Morgan Pund	Marisa Crossfield
Kaelyn Keeteman	Shawna Lavy	Bethany Earl
Michaela Collins	Brooklyn Brown	Rachal Karsch
Maci Dixon	Alicia Gregson	Sam Brewer
Catrina Fairall	Natasha Burch	Kyle Balls
Kelly Mense	Alayna Kaimann	Lily Morley-Park
Meraiah Hemmer	Tessa Orf	Lily Rice
Megan Henrie	Alyssa Taylor	Anna Conlon
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City of Winfield Comprehensive Plan Adoption Resolution

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Introduction

A Comprehensive Plan is a public document that serves as a community guide for the future. Comprehensive plans look at a range of existing conditions within the community and make general recommendations for the future, planning for about a 20-year time horizon. The comprehensive plan is developed with input from citizens and guidance from the taskforce members, and is ultimately adopted by the City Council. Thereafter, it provides a framework for important decisions in the community such as where growth should occur, how land should be used and where spending priorities should be placed for the next ten to twenty years. Comprehensive plans are general in nature but provide the legal basis for key land management tools like zoning and subdivision regulations.

This comprehensive, municipal plan is the first such plan, created by, and for, the City of Winfield. In 2017, the City contracted with Boonslick Regional Planning Commission to facilitate the Comprehensive Plan Task Force and solicit public involvement in the development of the plan. The focus of this effort was to develop a local, community-led goals and action items for Winfield, and to develop a working plan that reflects and protects the wishes of its citizens.

The plan was completed with the input from surveys sent out to residents and businesses who serve the community, the Taskforce members, Planning and Zoning Commission members, and representatives from the elected officials of the city. The focus of this effort was to develop a local, community-led vision for the city, and to develop a working plan that reflects and protects the wishes of its citizens.

Why Plan?

This document addresses the planning elements defined in Missouri Revised Statutes Chapter 89 Section 340 and Section 350, which sets forth the legal foundation for the authority, content, and administration of comprehensive plans:

RSMO Chapter 89.340. The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.

RSMO Chapter.350. In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the municipality. The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development.

Methodology

Various methods and databases were used to prepare this plan. The most prominently used database was the U.S. Census Bureau for 2010 and 2020 census information as well as the American Community Survey (ACS) estimates for available years. This information was used to better understand variables such as population, socioeconomic status, employment, and mobility.

U.S. Census and American Community Survey (ACS): ACS provides communities with reliable and timely demographic, housing, social, and economic data every year. Throughout the plan where needed both the U.S. Census and ACS information was analyzed.

Additional data from Missouri Census Data Center, MoDOT, the Lincoln County Assessor's Office, and data from the Office of Social and Economic Data Analysis was also used. The majority of the data was analyzed through comparisons between the City of Winfield, and Lincoln County, and the state of Missouri as a whole.

Several entities helped contribute to the final construction of the plan. The Boonslick Regional Planning Commission (BRPC) was responsible for the compilation and format of the document itself. Narratives within this document can be attributed to outcomes generated through meetings conducted with the Mayor- Ryan Ruckel, the Comprehensive Plan Task Force, survey output, and analyses of statistics gathered by BRPC.

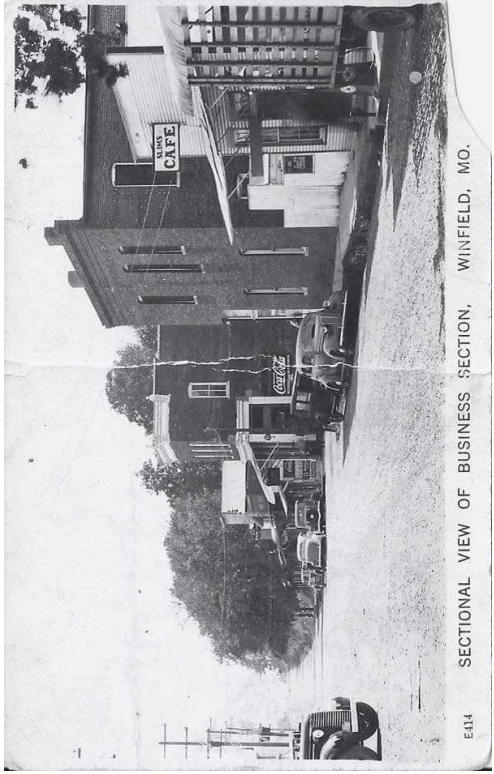
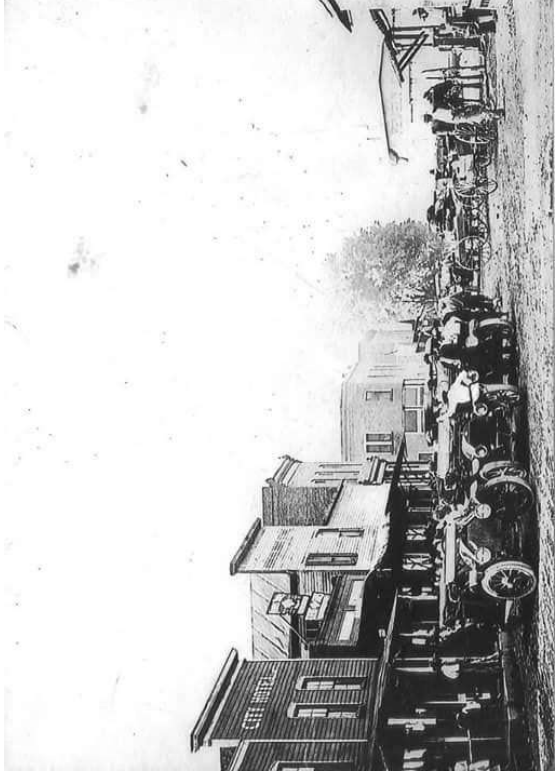
One survey was conducted as a part of this study. The survey [Appendix A] was administered through a third party site called SurveyMonkey. The survey was made public by mail, along with the water bills. In total, 150 surveys were completed. 63% of residents surveyed live within the city limits of Winfield.

History

Named after the original land owner of the site, Winfield Scott Killam, Winfield was surveyed and platted in October 1879, soon after the St. Louis, Keokuk & Northwestern railroad was built along the western side of the Mississippi River. The businesses and some residences were put on a level plateau at the foot of the river bluffs, and the finest residences were built some 100 feet higher atop the bluffs. These residences were afforded a majestic view of the river valley, and the hills and sights across the river in Illinois.

The town's post office was established in 1880. Around the same time John Wise became the first merchant in Winfield to open up shop, with a general store selling essential merchandise. Winfield incorporated on February 14, 1882 under the corporate name of "The Inhabitants of the Town of Winfield." In 1883 the Winfield Milling Company was established, as a large frame flouring mill with stone engine-house attached. The company did a good amount of business for a time, but ceased operation when the roller method of flour production came into general use. A drug store and grocery store was first built in 1884 but were both destroyed by fires that ravaged the town in the winter of 1884-1885.

Following levee failure along the Mississippi River, flooding in 1993 and 1995 greatly affected the eastern portion of Winfield. Money from different government entities helped many willing residents relocate their house out of the floodplain. In recent years, more flooding has continued to torment those that stayed. However, the population in western portions of the community has exploded in recent years as new residents are drawn to the small-town atmosphere with suburban convenience. Please see the historical pictures below in this order- Main Street from early 1900s, Main Street looking south, Main Street heading east in 1940s, train station in 1960s, Cherry Street flooding in 2015 and Old City Hall.



Comprehensive Plan 2021



Existing Conditions

Geography

The City of Winfield is located in eastern Lincoln County, Missouri Quadrangle, (Township 49, Range 11 West, and Sections 22, 23, 24, 26). Winfield is located just west of the Mississippi River. It is a 15 minute drive on Hwy. 79 from Interstate 70. Hwy. 79 and Hwy. 47 are the primary access routes for Winfield. The City is situated in a rural agricultural area, yet is within the St. Louis Metropolitan Statistical Area and within a 60-minute commuting distance of most major industries in the St. Louis region. The City's elevation averages 449 feet above sea level. As per the 2010 U.S. Census, the City has a total area of 0.64 square miles.

Climate

The climate is generally moderate. Temperatures, according to the National Weather Service (NWS) range from an average high of 89 degrees in July to an average low of 21 degrees in January. Rainfall averages 4 inches March through July while the average is 3 inches September through December. January and February average only 2 inches, while snowfall averages 3-5 inches in the winter months. Average wind speeds range from 6 miles per hour in July to 9 miles per hour in March.

Physiography

According to the Missouri Department of Natural Resources, the physiography of Winfield is “dissected till plains”.

Geology

Glacially deposited materials are absent, but a thick blanket of windblown loess covers the rugged uplands, making the land suitable for apple orchards, raising cattle, and other agricultural uses.

Natural Constraints

The City of Winfield is located in the floodplain parts of north side and east side. Careful site analysis and preventive building regulations should be included in the city's codes.

Man-Made Constraints

The city of Winfield has instituted a number of statutory elements, through the adoption of zoning ordinances that impact the development of the community and will influence the future development.

The development ordinances are specified in the following sections of the zoning ordinance:

Chapter 151- Subdivisions

Chapter 153- Flood Hazard Prevention

Chapter 155- Planning & Zoning

Guiding Vision for 5 years

- Attract Jobs to community – Seek light manufacturing
- Support for local stores, Mom and Pop
- Need parks in community through residential development
- Pave flood areas
- Update zoning map as needed

Headlines in 20 Years

- Sidewalks from lower to upper part of town
- Walking trails near lock and dam
- Need for recplex
- Need for housing stems from people moving out of Wentzville area
- Need for sidewalk on 79 to Downtown
- Need improvements needed to 47
- Need for a community library, and the services they provide (Internet)
- Work with Lincoln County on the planning and development of multi modal port authority

Population Characteristics

Growth Trends

Analysis of population is used to determine what community services will be needed in the future. The City of Winfield has seen a growth of almost 8 percent; from 1,404 residents in the 2000 Census to 1,518 in the 2020 Census. The population of Lincoln County grew by nearly 13 percent in the past decade (2010-2020). Lincoln County and its jurisdictions continue to witness population growth that is both positive and stable.

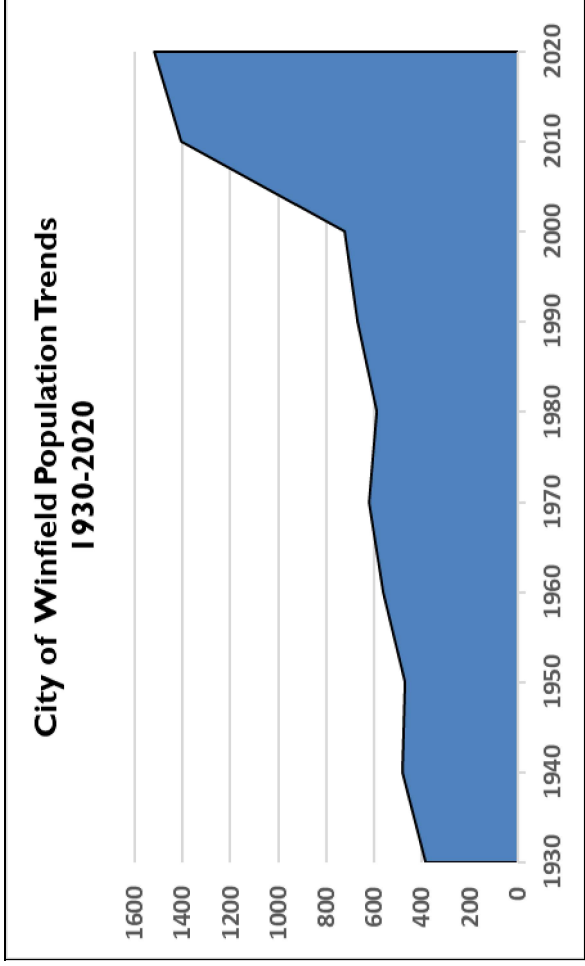
The table below shows the population numbers for Winfield along with other Lincoln County cities.

Lincoln County Population

Place	2010 Population	2020 Population	% Change
Lincoln County	52,566	59,574	13.0%
Chain of Rocks	93	97	4.0%
Elsberry	1,934	3	0%
Foley	161	89	-45%
Fountain N' Lakes	165	169	2.0%
Hawk Point	669	676	1.0%
Moscow Mills	2,509	3,317	32.0%
Old Monroe	265	249	-6%
Silex	187	24	-87%
Troy	10,540	12,686	20.0%
Truxton	91	59	-35.0%
Whiteside	75	52	-31.0%
Winfield	1,404	1,518	8.0%

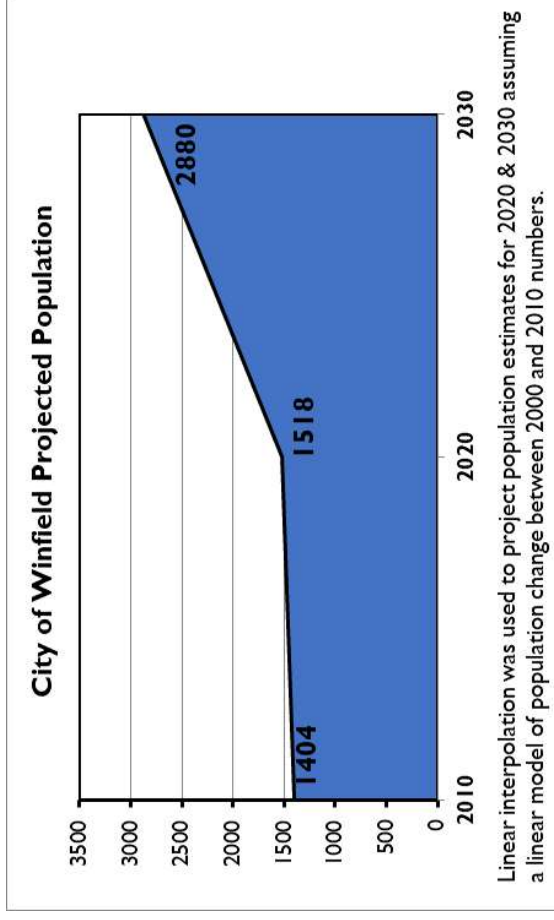
Source: Census.gov

The chart below shows the decennial population numbers for Winfield since 1930. The numbers show a positive growth trend.



Source: Boonslick Regional Planning Commission

Population projections by the Missouri Office of Administration show Lincoln County's population is estimated to reach 91,294 (+134.4%) by 2030 which is ranked second largest projected percentage increase in the State. Most of the growth is expected to concentrate in the communities along the Missouri 79 corridor with more concentration in and around the established commercial and industrial centers of Troy and Moscow Mills. However, the population of Winfield is expected to grow steadily.



Linear interpolation was used to project population estimates for 2020 & 2030 assuming a linear model of population change between 2000 and 2010 numbers.

The chart shows projected population estimates for Winfield based on a linear interpolation model. It is estimated that the population will increase to 2,880 in 2030 census. Source: Boonslick Regional Planning Commission, 2020

Racial Composition

The City of Winfield is somewhat less racially diverse than Lincoln County and significantly less diverse than the state as a whole. The racial makeup of the city is 88% White with other ethnicities breaking out as: 0.3% African American, 0% American Indian, 0.7% Asian, 2.3% Hispanic, 0.1% Hawaiian, and 0.5% Other. The table below compares the racial composition of the city from the 2000 and 2020 Censuses. Ethnicities other than White show little change in hard numbers.

Demography of Winfield		
	2010	2020
Total Population	1,404	1,518
White	1,362	1,331
African-American	6	40
Hispanic	18	35
American Indian	-	5
Asian	4	11
Hawaiian	1	2
Other	13	9

Source: Census.gov

Population by Age

The 2019 ACS 5-Year estimates gender distribution of 40% male and 60% female within the City of Winfield. Age distribution statistics from the 2020 Census indicate the City of Winfield had a median age of 37.3 years. The ages further breakdown as follows:

- 28.9% of residents are under the age of 19;
- 3.9% are between the ages of 20 and 24;
- 23.8% are from 25 to 44;
- 28.3% are from 45 to 64; and
- 15% are 65 years of age or older.

The dependency group, that is, the youth population, ages 0-19 requires increased services in terms of playgrounds, youth centers, day care centers, and youth activities. The 5-19 population segment, the school age population likely drives the need for additional classroom space at local public and private

schools. As the population ages and households become smaller, the demand for new housing may have an increased focus on attached units such as apartments and condominiums. Note that the 20 through 64-year-old range represents 56% of Winfield's population. These are the working men and women upon which most of the city's economic future depends. It is noteworthy that 15% of Winfield's population is classified as Elderly, that is, 65 years of age or older. An additional 5% of the population is between the ages of 60 and 64. As these population groups continue to age, more demands will be placed on the mechanisms used to support Winfield's elderly population in the form of senior housing, health, social services, public transit, recreational opportunities, and assisted living facilities.

Disadvantaged Population

The disadvantaged population information for the city is not available for the 2010 Census. However, the 2000 Census shows 265 residents of Winfield reporting a disability of some form, sensory, physical, mental, self-care, or home-bound. This equates to 36.6% of the population of Winfield. The figures compare with 31.2% for Lincoln County and 31.7% for the state of Missouri, making Winfield slightly above average for disabled residents. These figures coincide with an aging population and signal a need for improved social services, public transit, and assisted living facilities.

Household Characteristics

The household characteristics of a community determine the type and quantity of community facilities and services that are needed to support the population. The number and type of individuals in a household influences a community's school system, youth and senior services/programs as well as the economic development of a community.

Household Characteristics of Winfield		
	2000	2020
Population	1404	1518
Total households	525	455
Family households	360	299
Average household size	2.61	2.73

Source: 2019 ACS 5-year estimate

In Winfield, 9.9% of households have seniors living alone. This shows a need for senior housing and transportation services to provide mobility for the elderly.

Housing Units

The City of Winfield has 568 housing units according to the 2010 Census data. Of the total units counted in the Census, 525 were occupied. Owners occupy 69.9% of the occupied housing and renters occupy 30.1%. The vacancy rate of for-sale housing (18 units) is 41.9% and the vacancy rate for rental housing (20 units) is 46.5%.

Winfield Housing		
	2010 Census	2020 Census
Total Housing Units	568	589
Occupied	92.4%	92%
Vacant	7.6%	8%

Source: Census.gov

According to 2014-2018 American Community Survey (ACS) 5-Year Estimates, the average household size of an owner-occupied household in Winfield is 2.92 people. The average household size of renter-occupied households is 2.41 people. The median value of gross rent paid is \$642 as compared to \$425 in the 2000 Census. The median value of owner-occupied units is \$127,200. This figure is more than double the 2000 Census data of \$63,200.

According to 2014-2018 ACS 5-Year Estimates, single-family detached structures comprised 72.9% of the entire housing stock in the City of Winfield. Two-unit to four-unit buildings made up just under 10% of the market. Apartment buildings of five or more units account for 9% of the market. Further, mobile homes comprise 8.3% of the housing stock. The total number of single-family units increased by a staggering 138% from the 2000 Census. The table below breaks down Winfield housing structures by type.

Type	2000 Census		2018 ACS	
	No. Units	%	No. Units	%
Occupied Housing Units	297	92.5%	458	90.0%
Single Family Units	156	52.5%	371	72.9%
2-4 Units	31	10.4%	50	9.8%
5-19 Units	42	14.2%	46	9.0%
20 or more Units	0	0.0%	0	0.0%
Mobile Home	68	22.9%	42	8.3%

Winfield Housing - Type of Units in Structure				
Type	2000 Census		2018 ACS	
	No. Units	%	No. Units	%
Boat, RV, van, etc.	0	0.0%	0	0.0%
	321	100.0%	509	100.0%

Source: 2014-2018 ACS 5-Year Estimates

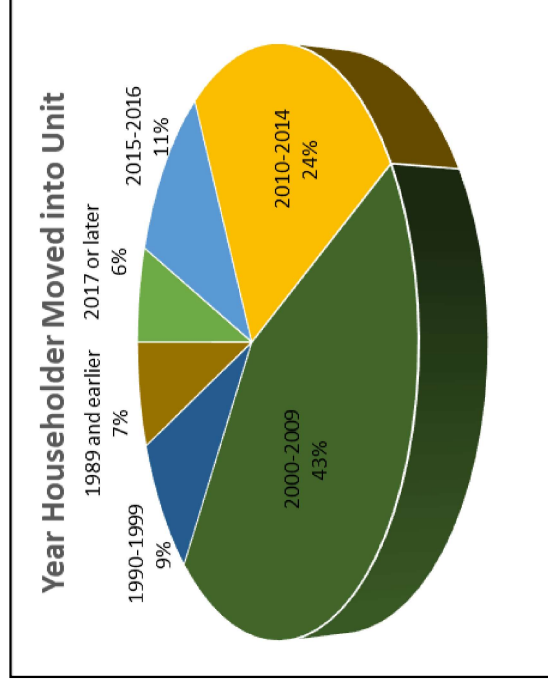
Age of Housing Stock		
Year Built	2018 ACS	% of TOTAL
2014 or after	0	0%
2010-2013	0	0%
2000-2009	217	42.6%
1980-1999	136	26.7%
1960-1979	51	10.0%
1940-1959	50	9.8%
1939 or before	55	10.8%
TOTAL UNITS	509	100.0%

According to data from City of Winfield and 2014-2018 ACS estimates, 217 housing units or 42.6% of the total housing stock was built during the 2000s. In contrast, 10.8% of the total housing units were built before 1940. The table in the right shows the age of housing stock in Winfield.

Source: 2014-2018 ACS 5-Year Estimates, City of Winfield

84.4% of Winfield householders moved into the occupied housing unit in the year 2000 and later. More than 7% moved in between 1990-1999. Just 3% moved into their current housing prior to 1989. The adjacent pie chart shows the number of householders who moved into their current housing unit during specific ranges of years.

Source: 2014-2018 ACS 5-Year Estimates



Condition of Housing Units

Indoor plumbing, kitchen facilities, and the average of occupants per room are all indicators of the state of adequate housing in a community. For Winfield, the 2014-2018 ACS 5-Year Estimates show that all Winfield housing units are equipped with plumbing and kitchen facilities. 98% of the housing stock averages one or less people per room. 2% of the housing stock contains 1.01 to 1.50 people per room. This indicates an excellent availability of adequate housing sized for the community needs. No numbers are available to illustrate physical deterioration or dilapidation of housing units.

Economic Analysis

Analysis of economic characteristics is helpful to compare past economic trends with current conditions in order to forecast future economic development strategies.

Educational Attainment

The City of Winfield is served by Winfield R-IV School District. The district serves patrons in the southeast corner of Lincoln County, including the incorporated towns of Winfield, Old Monroe, and Foley. The K-12 campus, located in Winfield, consists of an elementary school, an intermediate school, a middle school, and a high school; and serves over 1,500 enrolled pupils. According to the Missouri Department of Elementary and Secondary Education, the district is fully accredited by the State. Its persistence to graduation rate is just under 91% which compares to 88.74% for the Missouri average of all schools. The percentage of district students eligible for free or reduced lunch in the Winfield R-IV district was 50.1% in 2017; slightly less than the Missouri average of 51.2%. Sixty percent of graduates go on to post-secondary education as compared to 67.3% for the state of Missouri. Placement of technical students compares as follows; Winfield at 70.1% and Missouri at 71%.

The educational attainment of a community’s residents can influence the local economy and affect the income and type of employment opportunities within the region. The percentage of students eligible for free or reduced lunch is an indicator of families living near or below the poverty level. The table below shows the educational attainment of Winfield residents. The percent of “High School Graduate or Higher” increased by five percent and percent of “Bachelor’s Degree or Higher” increased by 1.5 percent from the 2000 to 2010 Census.

Educational Attainment (Population 25 Years and Older)	
	2018 ACS
Population 25 Years and over	849
Less than 9th grade	1.2%
9th to 12th grade, no diploma	12.7%
High School graduate	46.3%
Some college, no degree	16.5%
Associate's Degree	7.8%
Bachelor's Degree	10.6%
Post Graduate Degree	4.9%
Percent High School Graduate or Higher	86.1%

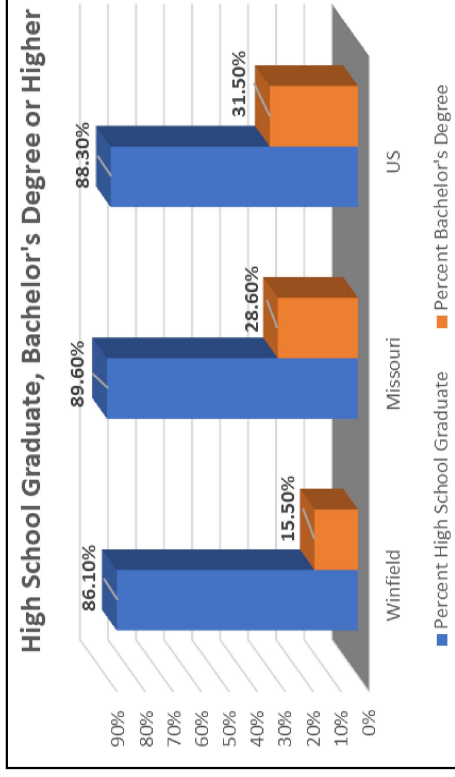
Educational Attainment (Population 25 Years and Older)	
	2018 ACS
Percent Bachelor's Degree or Higher	15.5%

Source: 2014-2018 ACS 5-Year Estimates

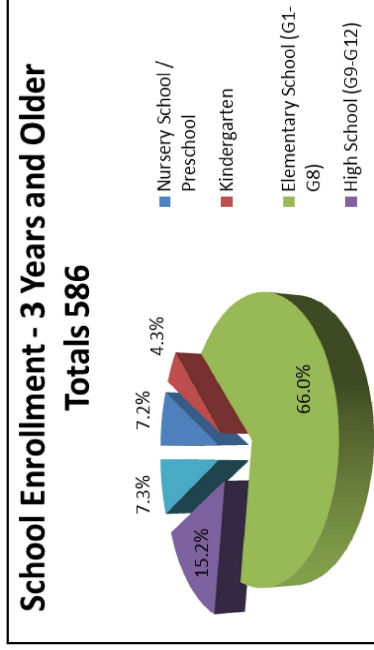
The bar chart shows a comparison of percentage of high school graduate or higher and bachelor's degree or higher for Winfield, the state of Missouri, and U.S.

Winfield trails behind Missouri and the United States in percentage of residents graduating from high school and college.

On the other hand, the current graduation rate for Winfield is higher than the Missouri state average.



Source: 2014-2018 ACS 5-Year Estimates



Nearly 66% of Winfield's population enrolled in school were in elementary school. The high school population was the next largest with 15.2% of the total.

Source: Boonslick Regional Planning Commission, 2020

Employment and Labor Force

The City of Winfield can be described as a “bedroom community,” whereby a large number of its residents work outside the city and return evenings and weekends. Major factors contributing to this trend include a declining number of local employment opportunities in the community and through the growth of employment centers in nearby cities and counties. In-Migration helps to keep the city alive as outsiders move into town for its low cost of living, reasonable property values, lack of hard crime, and small-town charm; all while maintaining their employment outside the City of Winfield.

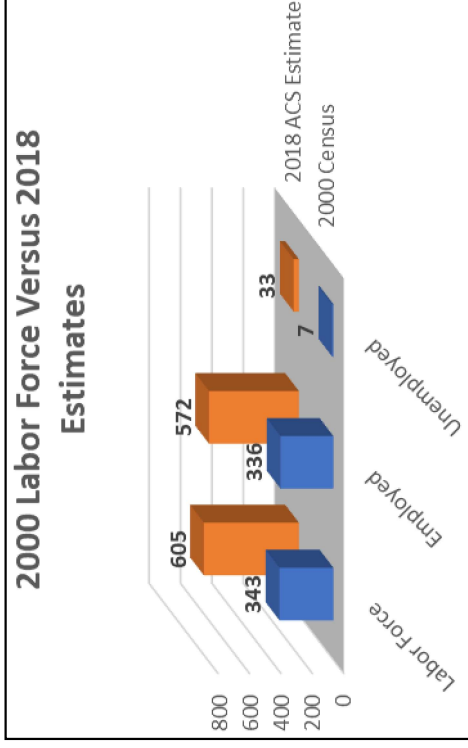
The labor force of an area is defined as those 16 years old and over who are employed or actively seeking employment. Labor force and employment data provide evidence of the strength of the local economy. The table below compares the employment status between Winfield and Lincoln County with Lincoln County fairsing only slightly better. By percentage of population 16 years or older, 60.2% of Winfield residents are employed as opposed to 64.3% of Lincoln County residents. In addition, the percentage of unemployed residents of Winfield is 3.5% and opposed to 2.2% in Lincoln County. Also of note is that 572 civilian residents of Winfield are employed as civilians compared to no citizens employed as members of the Armed Forces.

Employment Status of Lincoln County and Winfield

	Winfield	Lincoln County
Population 16 Years and Older	950	44,194
In Labor Force	605	29,374
Civilian Labor	605	29,374
Employed	572	28,408
Unemployed	33	966
Armed Forces	0	0
Not in Labor Force	345	14,820

Source: 2014-2018 ACS 5-Year Estimates

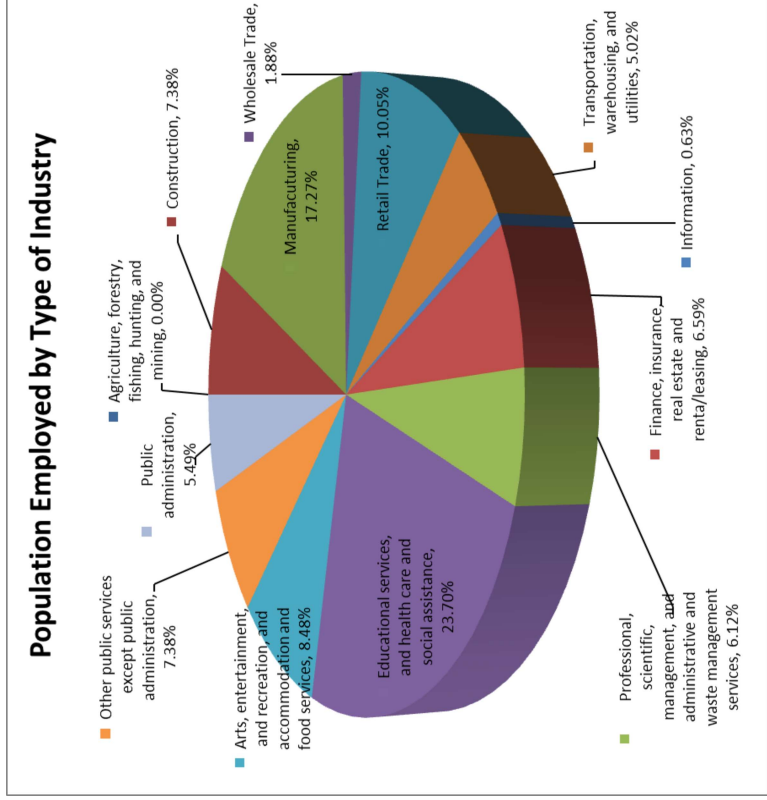
The chart on the right shows the relationship of the labor force from the 2000 Census and 2014-2018 ACS 5-Year Estimates. Labor force and employment have each seen an increase. Unfortunately, unemployment also increased accordingly, perhaps reflecting a demand for a more technology-savvy labor force.



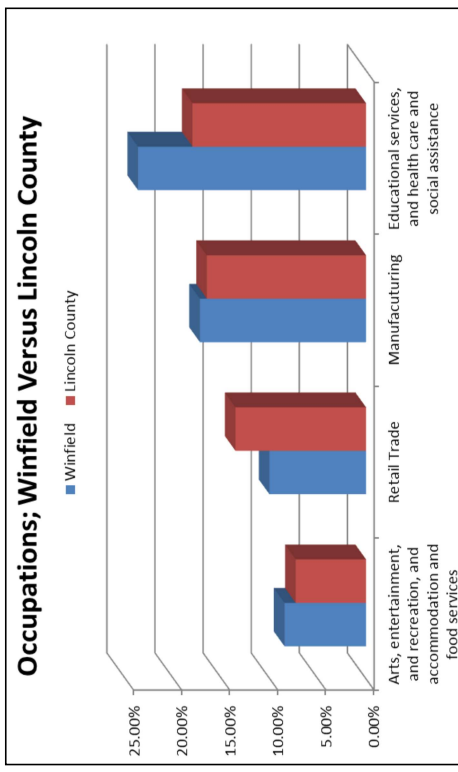
Source: 2014-2018 ACS 5-Year Estimates

Occupation and Industry

The table below shows number of Winfield residents employed in different industries. The Educational Services, Health Care, and Social Assistance industry shows the highest employment category with 23.7%. The Manufacturing section is next highest with 17.27% of residents engaged in manufacturing. Surprisingly for a rural community, no resident reported engagement in the Occupational sector of Agriculture, Forestry, Fishing, Hunting, and Mining.



Source: 2014-2018 ACS 5-Year Estimates



The bar graph shows a comparison of the top four occupational sectors of Winfield against the same four occupational sectors in Lincoln County. It should be noted that the top four sectors in Lincoln County are different from the top four sectors in Winfield, with “Construction” replacing “Arts, Entertainment and Recreation, and Accommodation and Food Services” in Winfield. This is likely due to an overall higher density of manufacturing jobs available in more urban areas of Lincoln County.

Commuting Time

For the City of Winfield, the 2014-2018 ACS 5-Year Estimate shows 90% of workers 16 years and over drove alone to work using a car, truck or van. Conversely, 8% of the workers carpooled a car, truck, or van to work. 1% of the workers either walked or used other means of transportation. The remaining 1% worked at home. From this data it can be concluded that most residents are willing to commute outside Winfield to find better-paying jobs and that a well-maintained road and bridge infrastructure is required to support these commuters. Long term, an effort should be made to secure adequate public transit.

Income and Poverty

The buying power, or personal wealth, of a population influences the socio-economic characteristics of a community. The ability to purchase goods, including housing, is dependent on the income of a community's population. The income of a community determines the type and quality of housing stock on the market and the availability of retail goods and services of the community. The population's income and buying capacity also influences the community's ability, through taxation, to provide public facilities and social services such as transportation infrastructure, medical facilities, educational centers, entertainment venues, and recreational facilities and senior services. Hence, per capita income is used as an economic indicator of a community's standard of living and wealth.

Another measure of a community's economic health is the Federal Poverty Level, sometimes called the Poverty Line. This is an arbitrary number set each year by the U.S. Department of Health and Human Services for statistical analysis purposes. For 2018, the Federal Poverty Level, or FPL, is set for the 48 contiguous states at \$12,140 for a family of one, up to \$42,380 for an 8-person family. For a family of four, the FPL is \$25,100. Note that the condition of a community's economic health varies inversely to the number of families living under the Federal Poverty Level.

The median household income for Winfield as derived from the 2000 Census is \$36,167. This increased to \$50,909 in the 2014-2018 ACS 5-Year Estimate, an increase of over 40% from the 2000 Census. Median family income increased 42.5% over the same period. Per capita income grew by 20.7%. Unfortunately, the percentage of individuals and families below the poverty level also increased, broadening the income gap and signaling the need for better equipping citizens to cope with the realities of living in the 21st Century.

Winfield Income Level

Income Levels	2000 Census	2014 - 2018 ACS 5-Year Estimates	Percent Increase
Median Household Income	\$ 36,167	\$ 50,909	40.8%
Median Family Income	\$ 45,536	\$ 68,819	51.1%
Per Capita Income	\$ 17,740	\$ 21,420	20.7%
% Individuals Below Poverty Level	15.8%	20.9%	
% Families Below Poverty Level	10.0%	16.9%	

Source: 2014-2018 ACS 5-Year Estimates

The table below compares annual family income for Winfield and Lincoln County. The income ranges between \$50,000 and \$149,999 for Winfield and Lincoln County comprise 54.8% and 57.1% respectively. For families earning more than \$150,000 per year, Winfield weighs in at 5.9% and Lincoln County at 9.6%. Unfortunately, data shows 26.3% of families in Winfield earn less than \$34,999 a year. This compares to 21.8% of Lincoln County families. Note that the 2020 FPL for a 4-person family is \$26,200. Over 26% of the residents of Winfield do not enough disposal income to fuel growth in the City.

Income Per Family		
Family Income	Winfield	Lincoln County
Less Than \$10,000	7%	4.9%
\$10,000 to \$14,999	6%	1.8%
\$15,000 to \$24,999	4%	6.7%
\$25,000 to \$34,999	9.3%	8.4%
\$35,000 to \$49,999	13%	11.4%
\$50,000 to \$74,999	16.3%	20.6%
\$75,000 to \$99,999	18.9%	17.2%
\$100,000 to \$149,999	19.6%	19.3%
\$150,000 to \$199,999	5.6%	6.1%
\$200,000 or More	0.3%	3.5%

Source: 2014-2018 ACS 5-Year Estimates

According to the 2014-2018 ACS 5-Year Estimate data, families living below the poverty level in Missouri and the United States represent 9.8% and 10.1% respectively of the total population. This compares with 9.6% of the Lincoln County population. The percentage of families living below the poverty level in Winfield is at 16.9%.

Utilities

Electricity

Both Ameren Missouri and Cuivre River Electric Cooperative provide the City with electric service.

Gas

Natural Gas is provided to the City by Ameren Missouri with hookups available.

Telecommunications

The City is served by CenturyTel for phone service and DSL. Gateway Fiber offers high speed fiber internet service.

Public drinking water

The City's water supply is purchased from PWSD #1. The City conducts water testing bi-monthly to ensure it's safety. As of 2020, the current water rates are \$12.94 for the first 1500 gallons of metered water and \$0.645 per 100 gallons after that.

The City replaced all its water meters to radio read instead of manual in 2019, which helps increase the accuracy of the read. The meters collect data to help inform the city and its customers of any potential leaks, backflows, and abnormal usages.

Sewer

The City's sewer collection and treatment system is a 14 acre, 3 cell lagoon. Which is currently being rebuilt with all new technology using aeration and UV. Daily monitoring is conducted to insure proper operation of the system and DNR permitted levels are maintained. As of 2020, the current sewer rates for inside the corporate city limits are \$25.00 for the first 1,000 gallons of metered water usage and \$0.490 per 100 gallons thereafter. The current sewer rates for those outside the city limits are \$35.00 for the first 1,000 gallons of metered water usage and \$0.686 per 100 thereafter.

Trash

The City's refuse service is provided by Meridian Disposal Services. These services are directly billed by the City of Winfield. The City of Winfield manages its services and are the direct customer service reps for their residents.

As of 2020, Residential service rates are \$15.90 for Senior residents and \$17.11 for residents per month for twice a week pick up. The collection includes a Monday trash pickup and a Thursday single-stream recycling pickup. On collection days that fall on a holiday, collection will be the next day.

A 95-gallon toter is available for free and any additional toter costs extra \$3 per month. Commercial rates range on the size container requested and times of pickup per week. The container sizes range from 95-gallon toter to an 8-yard container and pricing ranges from \$19.09 - \$233.39 per month. Weekly pickups range from 1 per week to 3 times per week.

City Government: Services and Facilities

The City is a fourth-class city under Missouri statutes, and is served by an elected Mayor, appointed City Manager/City Clerk, and a four-member Board of Alderman. The Board is responsible for establishing policy direction for the City on behalf of taxpaying residents and businesses. They introduce and enact new ordinances and oversee the day to day operations and budget concerns of the City. The Mayor acts as head of the Board of Alderman and enforces the decrees of Board. Both the Mayor and Board of Alderman are elected by the citizens for two-year terms.

Public safety: The Winfield Police Department provides coverage to ensure the safety of our community with four full-time officers and 3 reserve & 2 part time officers. The department also offers prescription drug drop-offs to ensure prescription drugs are safely disposed and do not end up in the wrong hands.

Parks

The City a playground next door to City Hall and a larger park that is great for hosting large events. They have 2 annual events. Celebrate Winfield and Light up Winfield.

Financial Resources

Missouri municipalities have a number of means of financing their operations and capital improvements. These techniques include property taxes, sales taxes, intergovernmental transfers and special taxes and fees. Winfield's annual budget has several special funds in addition to the General Fund, which is the largest fund and is used for the daily operations of the City. According to the 2020 Estimated Year End Financial Statement, in addition to the General Fund the City of Winfield has special funds for, Depreciation and Replacement, DWI Enforcement Fund, Planning and Zoning Fund, Police Training Fund, Wastewater Project Fund, and City Reserves Fund.

GENERAL FUND

According to the 2020 Estimated Year End Financial Statement, the City's General Fund has revenues of \$1,409,787.59. The revenue sources for the General Fund includes taxes; licenses; permits; fees, fines and forfeitures, grants, water, sewer, trash, and interest. The City has a current tax structure that generates \$0.3359 per \$100 of assessed valuation. The City collected \$57,431.84 in 2020 for property taxes.

In 2015, the residents voted and authorized bond issuances for the purpose of acquiring, constructing, extending, and improving the City's combined waterworks and sewerage system with a completion date of 2022. The new Combined Waterworks and Sewerage System will not only be Department of Natural Resources and Environmental Protection Agency compliant but capable of handling the anticipated growth of the City Winfield for the next 30 years.

SPECIAL FUNDS

The City utilizes special funds to track special projects, dedicated non-general revenue funds, and dedicated taxes. The most prominent special funds are:

- Depreciation & Replacement Fund
- Combined Waterworks and Sewerage System
- Police Training Fund
- DWI Enforcement Fund
- Planning & Zoning

Planning Area

Land can be viewed as a shared natural resource, much like air and water, that should be conserved, cared for, and utilized with due regard to its effect on public health, safety and welfare. The key element of comprehensive plan is the land use section which indicates the uses of property.

The existing zoning map identifies land areas in Winfield that are suitable for various types of activities, such as residential, historic/mixed use, commercial/industrial, parks/open space, institutional and agriculture. The primary environmental constraint is the location of floodplain to east of the City. The existing land use map was shared with the comprehensive plan taskforce members for feedback on any missing land uses in the city. Further, the taskforce members individually identified future expansion proposals considering the potential for growth around the city.

The composite proposed expansion map for Winfield can help enhance the economic vitality of the city by collectively assessing and making comprehensive recommendations for allowing various land related activities in the city, keeping in mind the suitability of the area to the function. While planning for the future is an important goal of this element of the comprehensive plan, the existing residential and business area, in addition to areas where future development will occur, must be able to flourish for Winfield to truly evolve into a quality, economically balanced community. The proposed expansion map was developed to ensure efficient and smarter use of existing infrastructure and deliver timely; well located additional infrastructure capacity.

The purpose of future land use map in the preparation of a comprehensive plan is to define the scope of work from which goals and actions are developed. It is important for City leaders and the community members/organizations they serve to acknowledge and understand that this planning area for future land use is not only areas currently within the city limits, but also those areas adjacent to the city limits which impact business, growth, or future uses. In order to effectively plan for future needs in terms of capital improvements, investment in City services and areas of impact must be considered. The future land use map shows Winfield's general vision for future growth and development within the city and aims to reflect the comprehensive plan guiding principles, while also considering existing development patterns and projected population growth.

The zoning map and future land use map are provided in the following pages.

Implementation

City of Winfield's comprehensive plan has components that comprise the City's overall growth and redevelopment plan. This section identifies methods the City will employ to implement the comprehensive plan and associated goals and action items identified by the community, task force, and Planning and Zoning Committee. Implementation of the comprehensive plan begins with its official approval and an understanding of its role as the guiding document or blueprint identifying specifics to drive future decisions relating to growth and redevelopment.

The comprehensive planning process brings together elected and appointed officials from the city and community leaders. As a result of input gathered during numerous task force meetings, the following were agreed upon Goals, Action Items, and Timeline and Responsible Entity for each Action Item.

Timeline includes short term (1-3 years); mid terms (3-5 years); long term (10 to 20 years), recurring (continuous).

Responsible entity: Elected officials like the Mayor, Board, Clerk (Winfield); Planning and Zoning Commission (P and Z); Boonslick Regional Planning Commission (BRPC); Missouri Department of Transportation (MoDOT) etc.

The City's goal is to review the action items, timelines and responsible entities on an annual basis.

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
Land Use	<p>Goal 1: Utilize the zoning code to achieve compliance with land use plan and future development</p> <p>Goal 2: Maintain small town atmosphere within land use.</p> <p>Goal 3: Diversify housing opportunities to include mixed use</p> <p>Goal 4: Redevelopment plan for floodplain</p>	<p>1.1 Make sure zoning maps are current and up to date</p> <p>1.2 Minimize/eliminate gaps in permit procedures</p> <p>1.3 Need to move P & Z processes to Citizen's Served</p> <p>2.1 Revisit zoning to increase green space and buffer zones.</p> <p>3.1 Continue with zoning requirements</p> <p>4.1 Verify allowable redevelopment activities with controlling authorities such as MoDNR, FEMA etc.</p>	<p>Short term/ P & Z</p> <p>Short term/ P & Z, City</p> <p>Mid-term/ P & Z, City</p> <p>Mid-term/ P & Z, City</p> <p>Mid-term/ P & Z, City</p> <p>Long term/ MoDNR, FEMA, City</p>

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
	<p>Goal 5: Create high tech manufacturing jobs</p> <p>Goal 6: Add agriculture district zoning</p>	<p>5.1 Perform study to determine which high tech manufacturing jobs are most in demand in the region. Refer to the Regional Entrepreneurship Assessment report completed by Boonslick Regional Planning Commission.</p> <p>6.1 Include in the zoning code</p>	<p>Mid-term/ City, BRPC</p> <p>Short term/ P & Z, City</p>
Housing	<p>Goal 1: Offer new single-family housing development within the \$140,000 - \$200,000 range</p>	<p>1.1 Attract residential housing builders and developers</p> <p>1.2 Develop an annexation plan for future growth and development</p>	<p>Mid-term/ City, Local developers</p> <p>Mid-term/ P & Z, City</p>

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
	Goal 2: Offer diverse housing options	1.3 Revise zoning ordinance & map 1.4 Supporting infrastructure 2.1 Pursue own/ rental properties: i.e. Tiny houses, expand RV park, apartment complex 2.2 Develop workforce housing	Short term/ P & Z, BRPC Long term/ City Mid-term/ City, Local developers Mid-term/ City, Local developers
Parks, open space and recreation	Goal 1: Promote tourism though recreational activities. Goal 2: Add green space, walking trails and playgrounds	1.1 Use floodplain properties to develop a campground. 1.2 Have more signage with directional/information for the community. 2.1 Promote and advertise 2.2 Identify spaces for trails 2.3 Revise subdivision ordinance to require developers to have a plan for green space and parks. 2.4 Plan for a skate park, dirt bike trail, four-wheel track	Long term/ City Short term/ City Mid-term/ City Long term/ City Mid-term/ P & Z, City Long term/ City

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
	Goal 3: Revitalize and repurpose areas in need	3.1 Form committee to identify and evaluate areas in need and if necessary survey the area 3.2 Establish a mechanism to fund acquisition and development of land	Long term/ P & Z, City Long term/ P & Z, City
Transportation	Goal 1: Expand sidewalks throughout the city that adhere with ADA standards. Goal 2: Reduce congestion and improve pedestrian safety on Hwy 47	1.1 Research grants and other funding mechanisms for projects. 1.2 Connect all inner-city sidewalks to create a safer passage of pedestrians 2.1 Need a cross walk on Hwy 47 2.2 Add more lighting on Hwy 47 2.3 Add a westbound turn lane on to 47 from Harry's Way 2.4 Add subdivision entrance next in the area of People's Bank and Dollar General. 2.5 Repair sidewalk that was just installed between 3rd and 4th street. Sidewalk sections on both sides of storm drain have settled enough to be a	Mid-term/ City, BRPC/ MoDOT Mid- term/ City Mid-term/ City, MoDOT Mid-term/ City Mid-term/ City, MoDOT Mid-term/ City

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
	<p>Goal 3: Develop a transportation study plan</p> <p>Goal 4: Public local transportation</p>	<p>trip hazard.</p> <p>3.1 Include four lane Highway 47 as a project</p> <p>3.2 Include four lane Highway 79 as a project</p> <p>3.3 Include intersection of Highway 47 and 79 as a project</p> <p>4.1 Attract vendors to provide transportation for local residents i.e. taxi services, mini buses</p> <p>4.2 Continue to work with providers on adding new/additional routes</p>	<p>Mid-term/ City</p> <p>Long term, City, MoDOT</p> <p>Long term, City, MoDOT</p> <p>Long term, City, MoDOT</p> <p>Mid-term/ City, BRPC</p> <p>Recurring/ P & Z, City</p>
<p>Community facilities and public infrastructure</p>	<p>Goal 1: Maintain sanitary sewer system</p> <p>Goal 2: Pursue a regional sewer option</p>	<p>1.1 Continue with the current water/sewer projects</p> <p>1.2 Developer written maintenance plans</p> <p>1.3 Offer lateral line insurance</p> <p>2.1 Research technical opportunities through</p>	<p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City</p>

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
	<p>by adding capacity and connection lines</p> <p>Goal 3: Develop and work with businesses on a separate industrial park</p> <p>Goal 4: Maintain storm sewer improvements</p>	<p>cognizant authorities</p> <p>2.2 Research grant opportunities</p> <p>2.3 Establish framework for plan</p> <p>3.1 Survey businesses to identify space for an industrial park</p> <p>4.1 Improve the drainage under Main Street at south end of town</p> <p>4.2 Eliminate unneeded culvert pipes along Miller Street</p> <p>4.3 Increase drainage capacity at Whiteside and Miller Street</p> <p>4.4 Put the drainage ditch at Market and Main underground</p> <p>4.5 Redirect water flow at the north end of 2nd Street</p> <p>4.6 Test storm water at 3rd and Cherry to ensure no</p>	<p>Mid-term/ City, BRPC</p> <p>Mid-term/ City, BRPC</p> <p>Mid-term/ City, BRPC</p> <p>Mid-term/ City, BRPC Mid term</p> <p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City</p>

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
	<p>Goal 5: Add additional capacity to the drainage improvement plan</p> <p>Goal 6: Improvements to public water system</p> <p>Goal 7: Develop a plan for interconnectivity with other surrounding systems</p> <p>Goal 8: To develop water supply to meet the requirements of fire flow</p>	<p>sewer water is present and follow drain back to find source.</p> <p>5.1 Research technical opportunities through cognizant authorities</p> <p>5.2 Research grant opportunities</p> <p>5.3 Establish framework for plan</p> <p>6.1 Cleaning inside of the water tower</p> <p>6.2 Install a liner inside the tank</p> <p>6.3 Work on the water quality issues</p> <p>7.1 Research technical opportunities through cognizant authorities</p> <p>7.2 Research grant opportunities</p> <p>7.3 Establish framework for plan</p> <p>8.1 Work with local fire protection district to determine fire flow requirements across the district</p> <p>8.2 Map gaps between current and required fire flow</p> <p>8.3 Form an ad hoc committee to address gaps</p>	<p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City, BRPC</p> <p>Mid-term/ City, BRPC</p> <p>Short term/ City</p> <p>Short term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City, BRPC</p> <p>Mid-term/ City, BRPC</p> <p>Mid-term/ City</p>

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
	<p>Goal 9: Develop a storm damage program</p> <p>Goal 10: Tie in all improvements to the emergency response plan</p> <p>Goal 11: Community Center</p>	<p>9.1 Implement a process to report down or chaffing limbs etc. on power lines and other items that need repair or improvement</p> <p>10.1 Update the EOP annually</p> <p>11.1 Research locations and needs of the community</p> <p>11.2 Identify and acquire land</p> <p>11.3 Seek grants</p> <p>11.4 Seek community involvement</p> <p>11.5 Seek labor from within the community.</p> <p>11.6 Build the community center</p>	<p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Short term/ City</p> <p>Mid-term/ City</p> <p>Long term/ City</p> <p>Long term/ City, BRPC</p> <p>Short term/ City</p> <p>Short term/ City</p> <p>Mid-term/ City</p>

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
Economic Development	<p>Goal 1: Attract diverse small businesses i.e. tanning salon, daycare, gym, arcades,</p> <p>Goal 2: Preserve our agricultural community</p> <p>Goal 3: To offer incentives for future development</p>	<p>1.1 Have an efficient and effective Planning and Zoning Commission</p> <p>1.2 Have an easy to follow and technology friendly online application process</p> <p>1.3 Affordable taxes and fees for applications and permits</p> <p>1.4 Approachable city government</p> <p>2.1 Include local farmers in comprehensive planning process</p> <p>2.2 Add agricultural zoning to ordinances</p> <p>3.1 Develop incentives to retain existing businesses</p> <p>3.2 Develop incentives to attract new businesses. These could include tax incentives, financing options etc.</p>	<p>Short term/ City, P & Z</p> <p>Short term/ City</p> <p>Short term/ City</p> <p>Short term/ City</p> <p>Mid-term/ City</p> <p>Mid-term/ City</p> <p>Long term/ City, MO DED, BRPC</p> <p>Long term/ City, MO DED, BRPC</p>

Comprehensive Plan 2021

Categories	Goals	Action Items	Timeline/ Responsible Entity
	<p>Goal 4: Work towards identifying available sites and plan for development</p> <p>Goal 5: Connect to the regional economic development plan i.e Boonslick Region Comprehensive Economic Development Strategy (CEDS)</p>	<p>4.1 Identify and evaluate available sites for development of articulated improvement</p> <p>5.1 Plan to attend the CEDS update meetings</p>	<p>Long term/ City, MO DED, BRPC</p> <p>Mid-term/ City, BRPC</p>

Transportation Plan

The City is in the process of making improvements to the existing transportation system and understands the need to serve the potential future growth by planning for an efficient circulation system. Connectivity within the city's street pattern is generally good. Most of the streets were laid out in an interconnecting grid system. The project priorities include:

- Congestion/ safety issues on Route 47
- Congestion/pedestrian safety on Harry's Way
- More traffic control on 47 & 79
- Need for sidewalks lower to upper part of town
- Walking trails near lock and dam
- Sidewalks – Overall good condition
 - o Need for sidewalk on 79 to Downtown
 - o Need for a safe crossing on 47 with school and fire station
 - o Need for connection with Old Troy Road
 - o Need for ADA compliant sidewalks on Main Street

Recommendations

The following list of projects are the Comprehensive Plan Task Force Committee's recommendations for the City in the short, medium, and long term.

Housing: What are the housing options that we desire to have and attract to our community?

- More housing needed; desire subdivisions with multiple houses (2-3) on an acre
 - o Cul-de-sac preferred
 - o Multiple houses on acre in front, to acre lots at end
 - o \$150,000 to \$300,000 3 bedroom houses sought
 - o Some 4 bedroom, \$250,000 and above
- Low-income housing needed; School could envision more low-income housing options
- Multi-family housing in zoned areas; NECAC, Section 8 have been successful in Apartments
- Senior housing needed, if access to healthcare maintained by City
- Need for housing stems from people moving out of Wentzville area
- People like living in small town feel of Winfield
- Land needed to build houses
 - o Annexation if necessary

Mobility: how do we need to move people and goods throughout, into and out of our community-a discussion on all modes of transportation?

- Need for wider roads
- More traffic control on 47 & 79
- Need sidewalks lower to upper part of town
- Schools- parking drop off & pick up issues
- Need more parking near the school
- Walking trails near lock and dam
- Sidewalks – Overall good condition
 - o Need for sidewalk on 79 to Downtown
 - o Need for a safe crossing on 47 with school and fire station (Seek TAC project/Grant)
 - o Need for connection with Old Troy Road (Seek grant)
 - o Need for ADA compliant sidewalks on Main Street
- School can transport curb to curb in City
- Transit has good options, drivers live in community

Economic development: what is the economic and tax base of the community and how should be grow/maintain that?

- Retail focus
- New gas station coming – Casey's General Store
- Attract Jobs to community – Seek light manufacturing
- Support for local stores, Mom and Pop

- Franchises here, but locally owned
- Farm Supply store
- Tourism
- Christmas event
- Highway 79 travelers
- Interested in more restaurants
- Eagles
- Need more events
- Idea: Connect trails to levee system to Great River, MKT
- School is the major economic base
- Need for manufacturing, drive thru restaurant, auto parts store, medicine store

Land use discussion: how do we manage the land resources in the community? What are acceptable uses? What are potential conflicts that should/could be avoided?

- Need for Buffers between various land uses
- Need to implement some subdivision codes
- Need parks in community through residential development
- Land locked, need to annex but haven't been able to
- Vacant lots need to be made usable
- Pave flood areas
- Redo zoning codes
- Planning and Zoning Committee established, active; Meet 1 week before council meetings so issues can be resolved quickly; Work with residents to achieve success, quickly
- Online building permit process, good customer service
- Green space, retention areas, and open space

Community services & facilities: What types of community services and facilities are desired for the future? How do we maintain or fund these initiatives?

- Law enforcement and fire protection good
- Functioning chamber
- Network with Businesses
- Need community library, and the services they provide (Internet)
- Need for a library
- Need for recplex
- Need for little free pantry
- Need for community hall with a pool
- Need for more staffing for law enforcement
- Need for education program for domestic violence
- Need for safety town/summer camps/conservation camps/DARE camps

Infrastructure support: Water and wastewater systems are critical elements to a community. What are acceptable utility rates? What capacity is needed to attract and

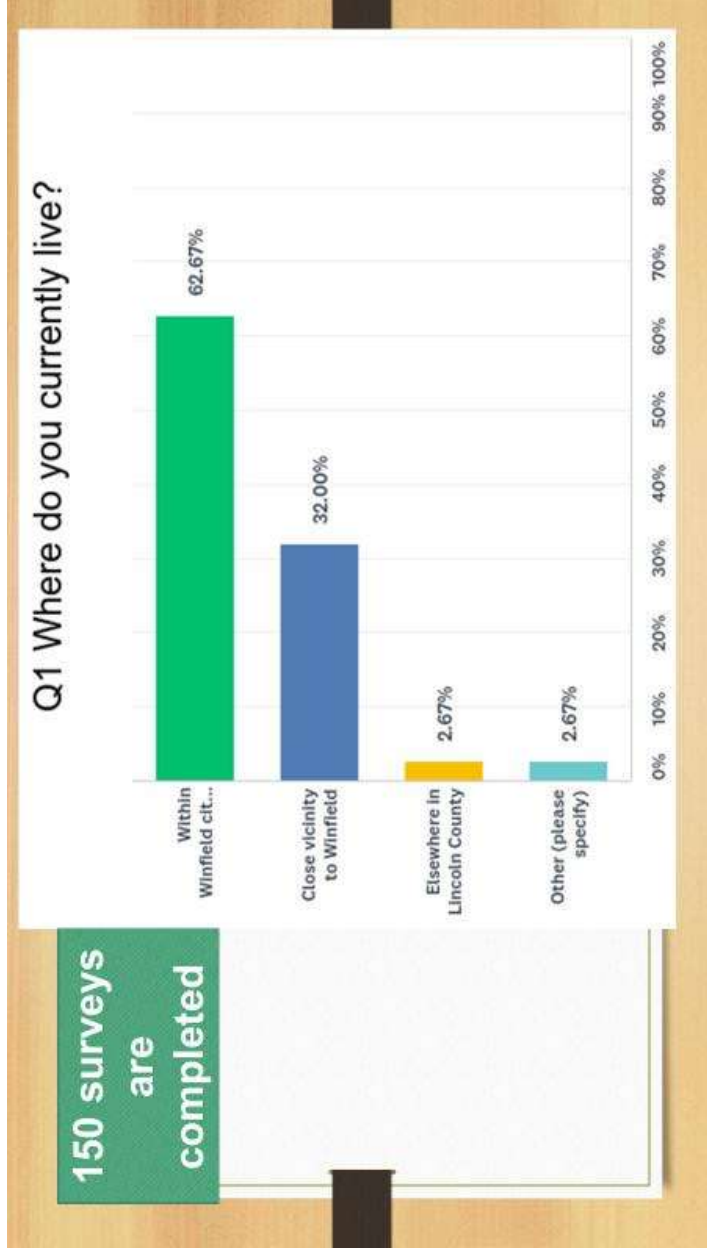
accommodate the growth we desire? How do we fund these improvements? Evaluate need for storm sirens and shelters as well.

- Water + Sewer= 1 bill (check the rates)
- Storm sirens: implemented NIXEL program Wastewater project underway
- Storm water projects
- Need improvements needed to 47
- Need turn lane for Harrys Way
- Access to Eagles' Bluff

Appendix A: Community Survey Results

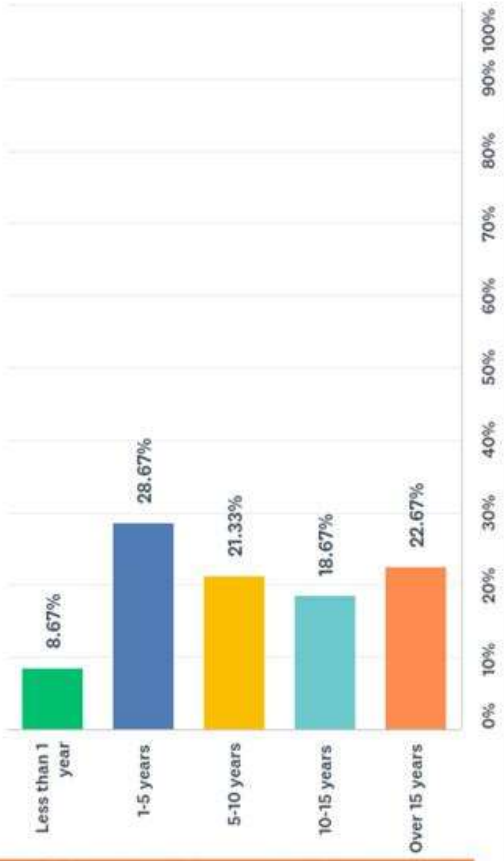
As part of the process of developing the City's Comprehensive Plan, the Comprehensive Plan Taskforce members felt that it was important to provide the citizens of the community an opportunity to have their views considered. The method used to gather this input was through a mail via water bills and an online survey offered by SurveyMonkey.

The community survey provides a snapshot of the opinions of residents/businesses at a point of time. In some cases, respondents may have had considerable knowledge about the subject of a question while, in other cases, respondents may have had little or no prior familiarity with the topic. This disparity needs to be considered interpreting the results.



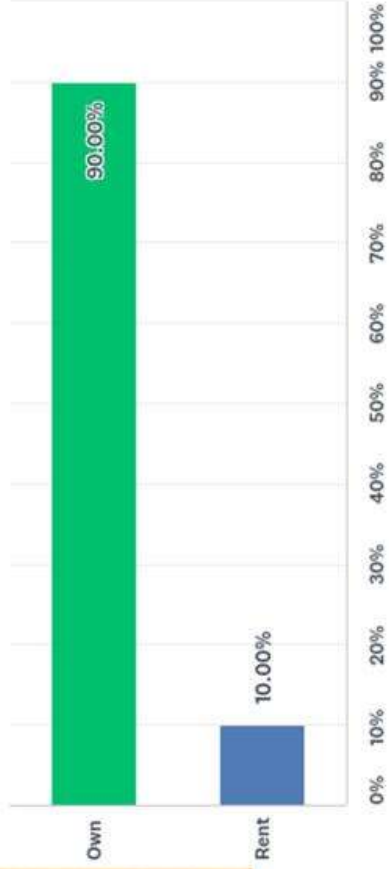
Q2 How long have you lived at your current residence?

-37% newer residents indicates positive migration
- 67% of the population has been in the community for 5 years or more

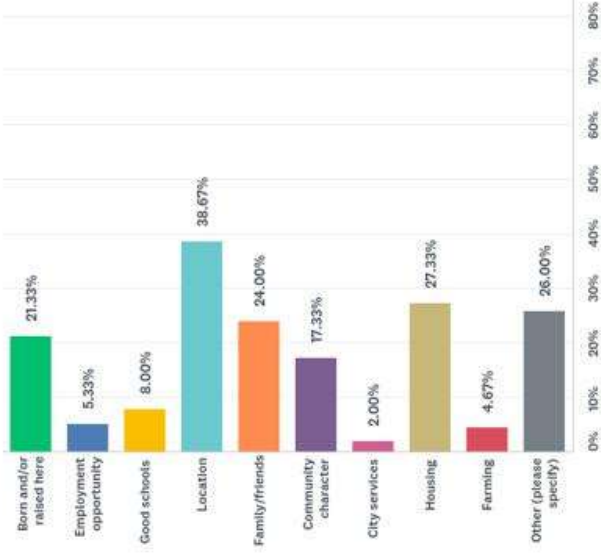


Q3 Do you own or rent your residence?

- High number of homeowners indicates vestment in the community



Q4 If you are a Winfield resident, why do you live in Winfield? Please check all that apply.



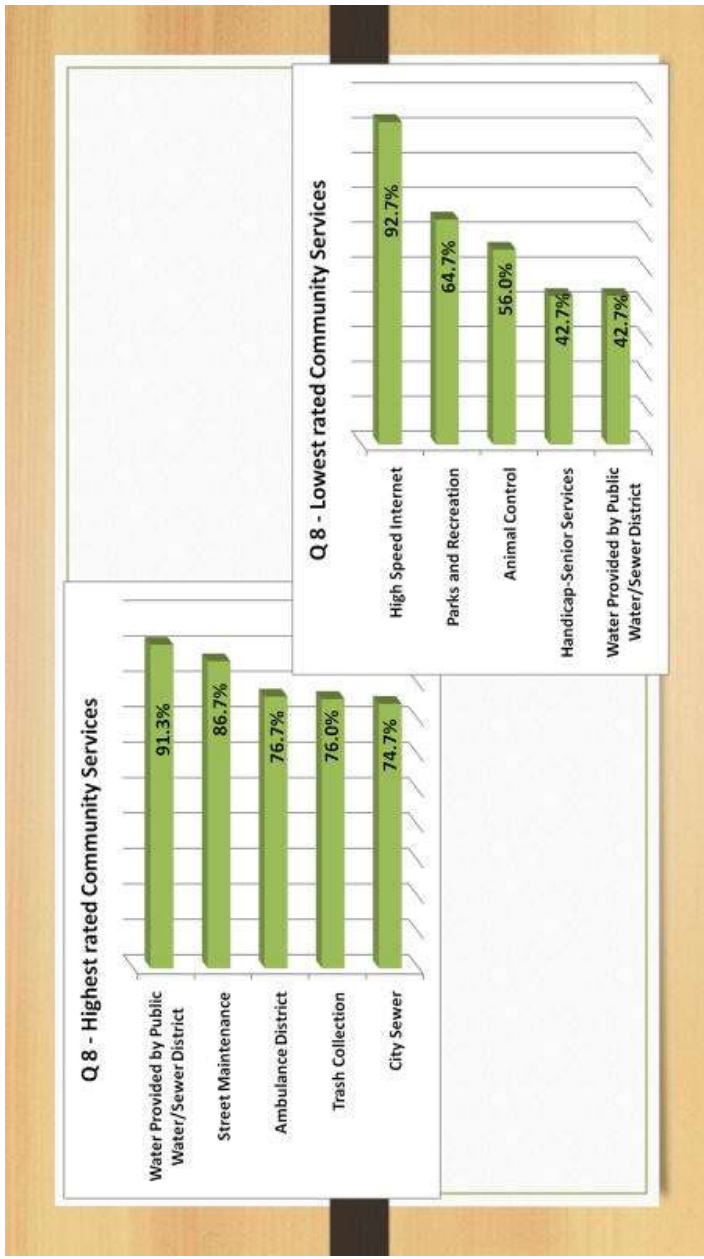
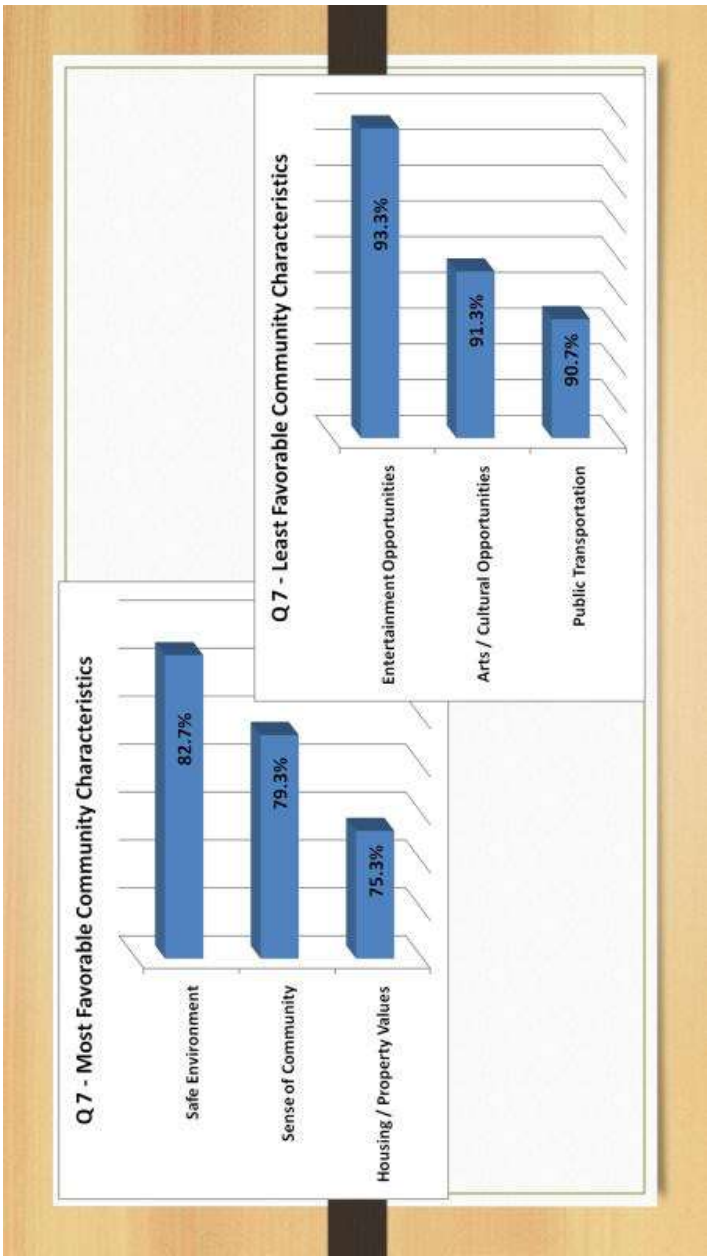
- Location and affordable housing are the primary drivers followed by “born and raised” & “family/friends”
- Most reasons listed under “other” also fall under location, affordable housing & cost of living

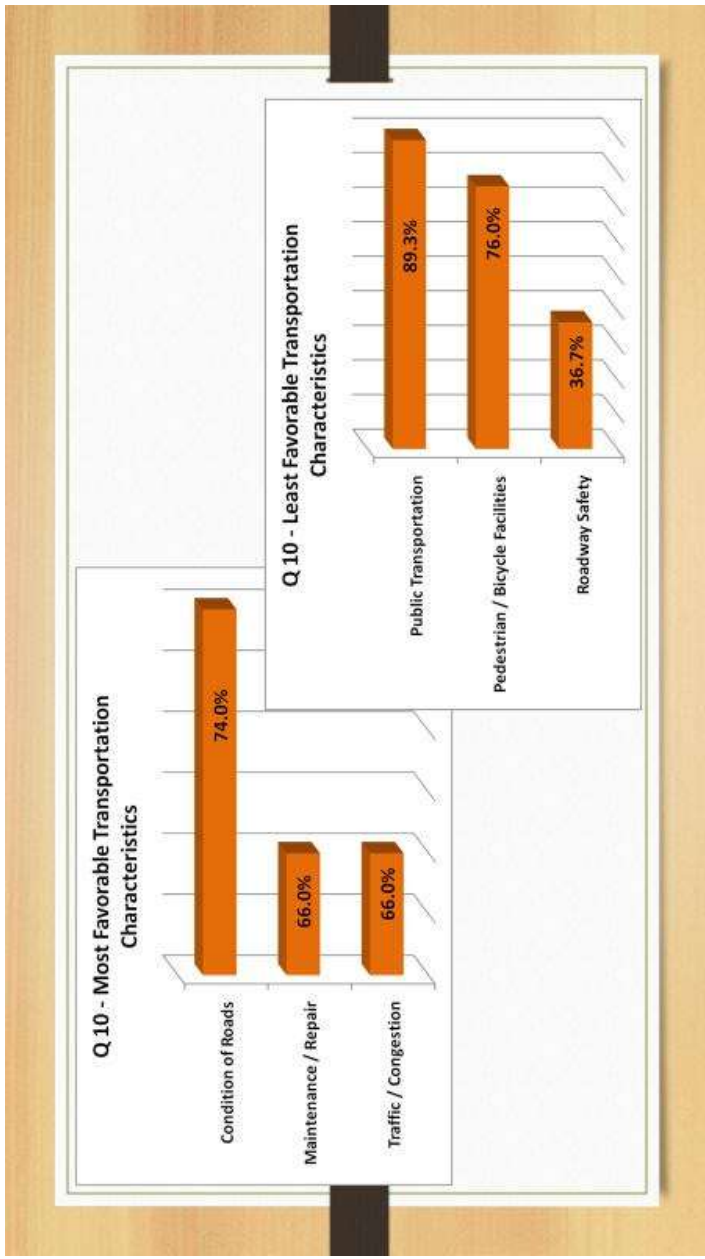
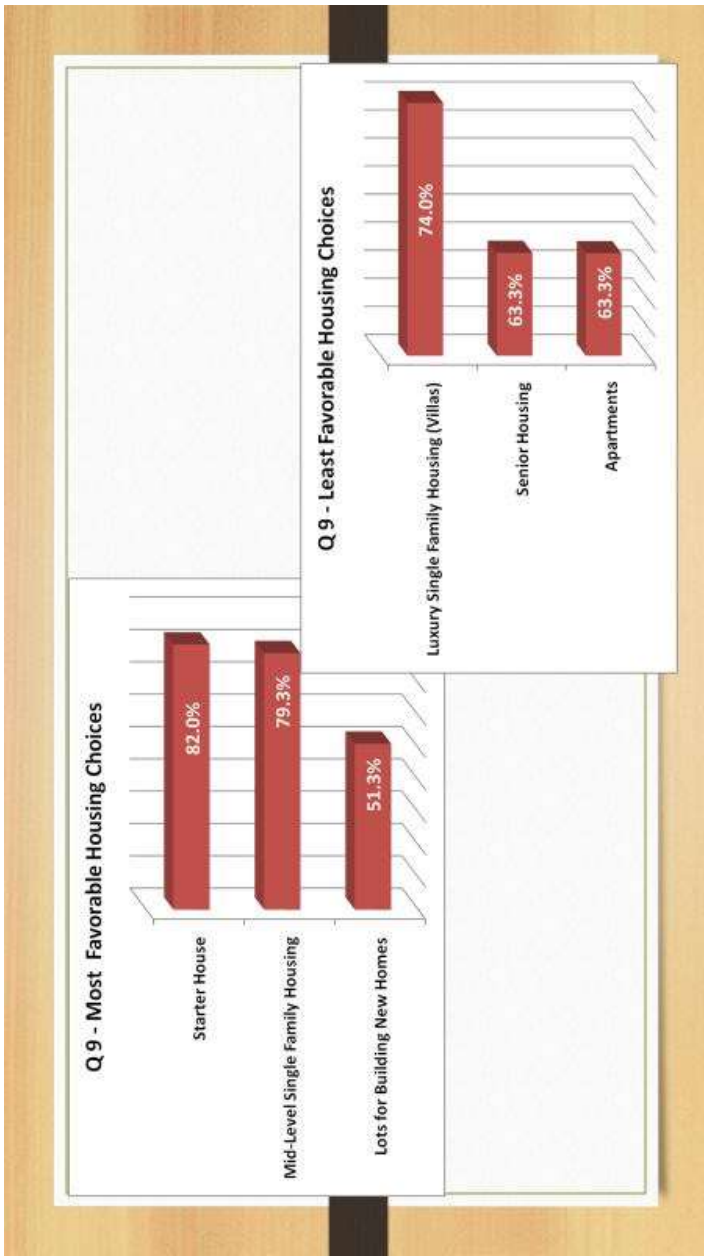
Q5) How many people are in your household?

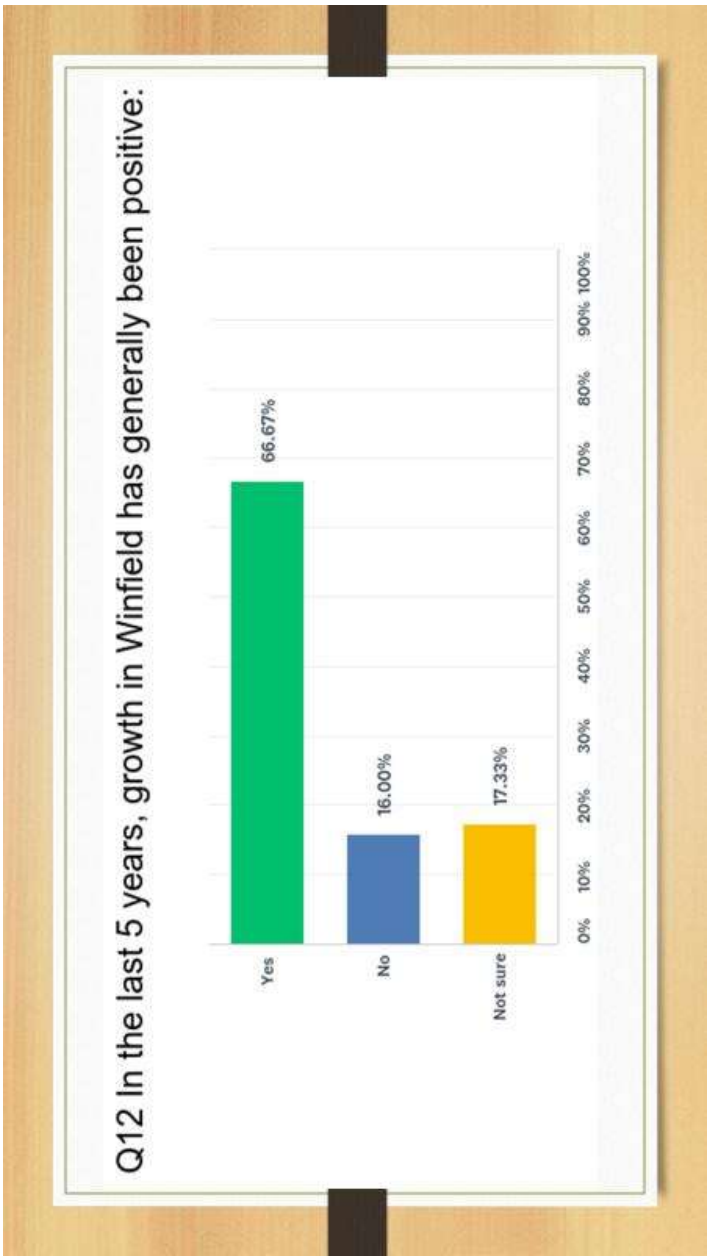
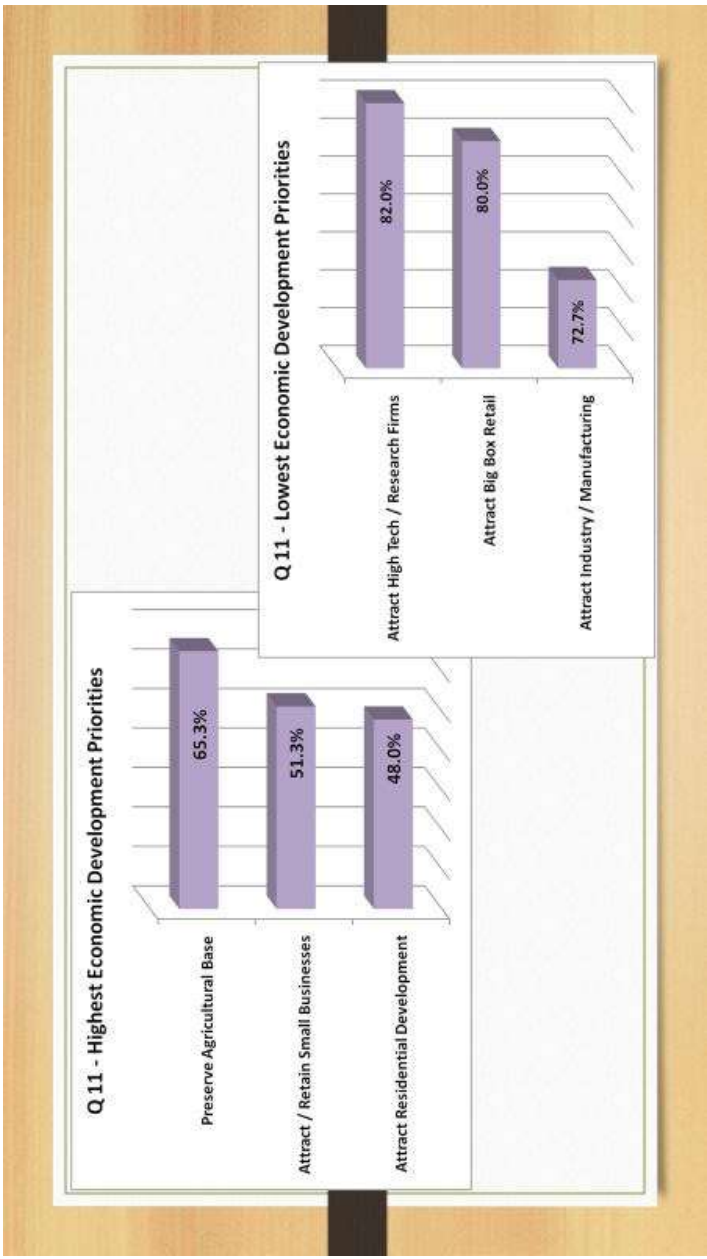
➤ 70% of respondents have children in the household. This indicates demand for schools, day care facilities, libraries, medical facilities, recreational, and eventually JOBS....

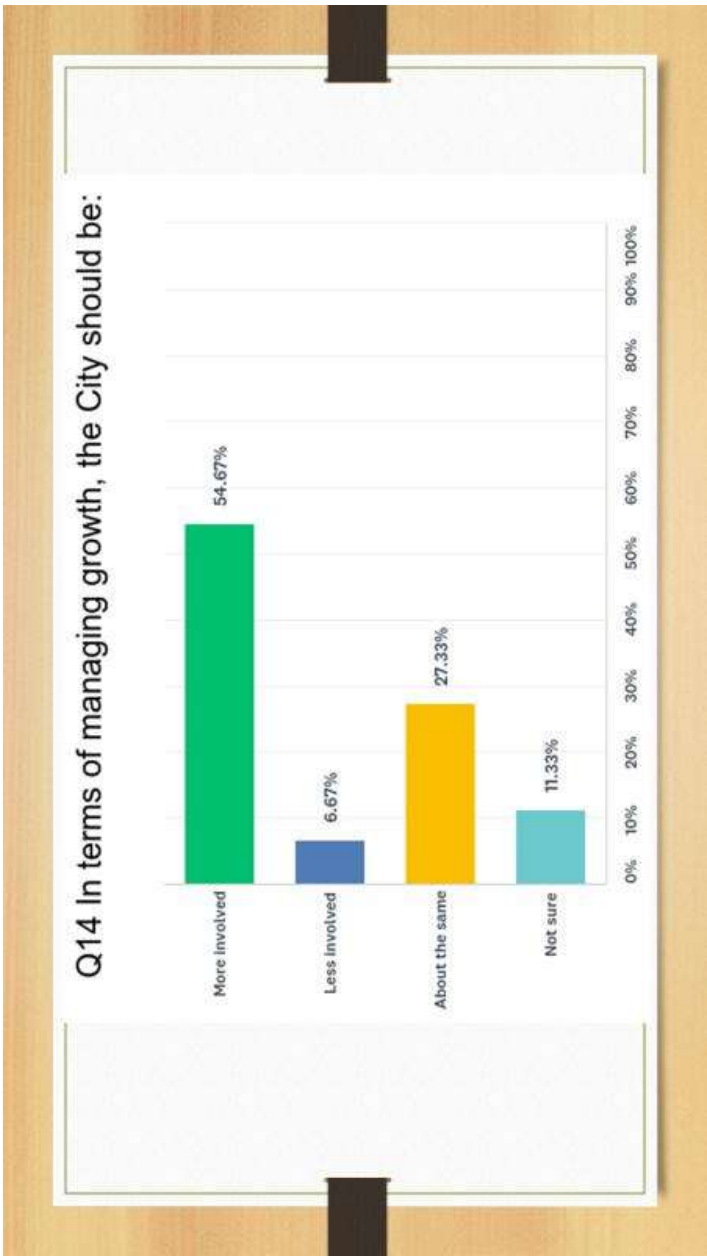
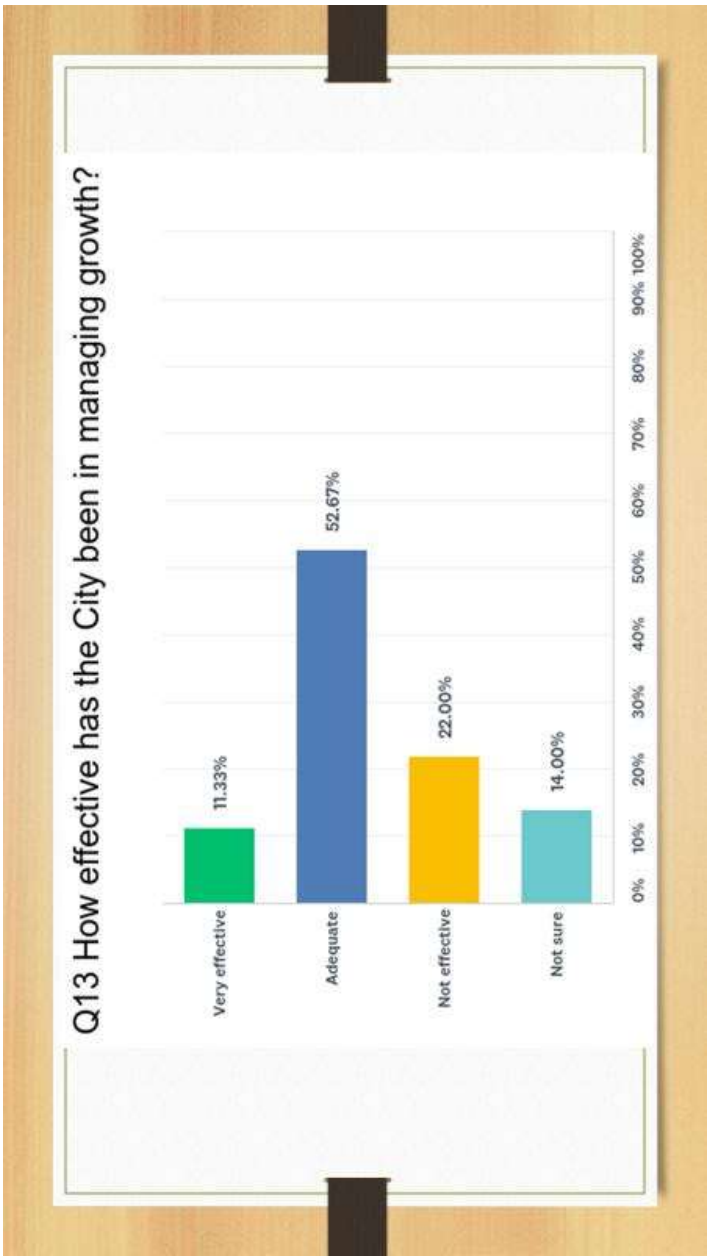
Q6) Location of employment

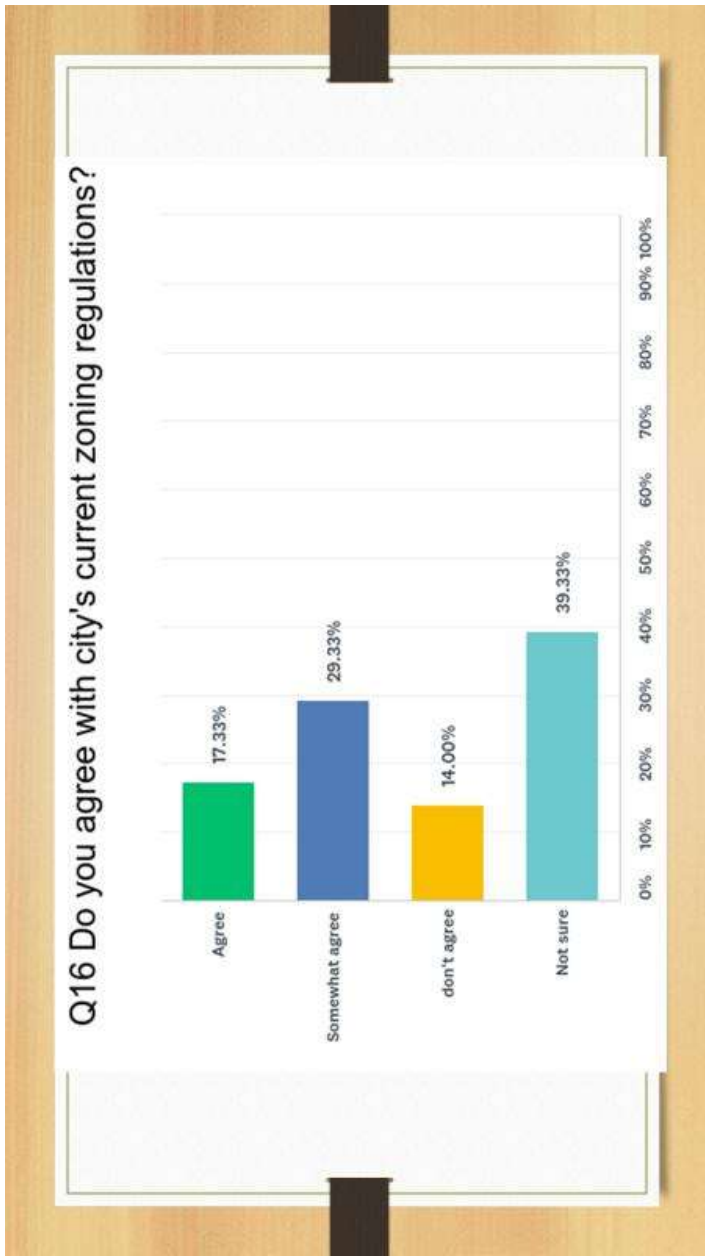
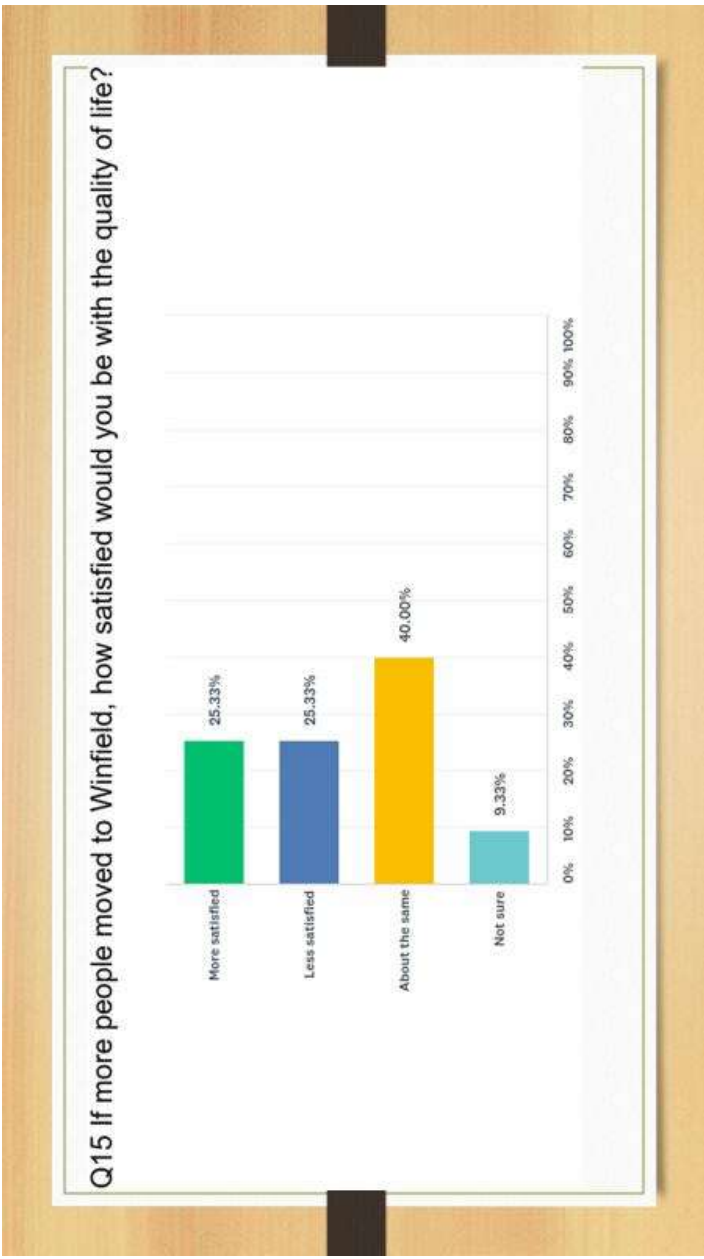
- 124 people work outside Lincoln County with only 81 people working in/around Winfield. This drives need for transportation, local jobs etc.
- 47 people are retired which means there is a likely need for medical services, public transportation and senior services.
- 38 people work elsewhere in Lincoln County



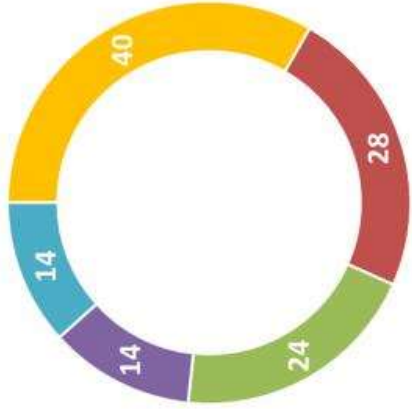








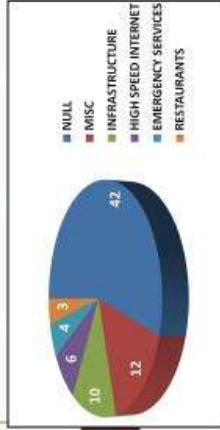
Q17) How would you like to see Winfield develop?



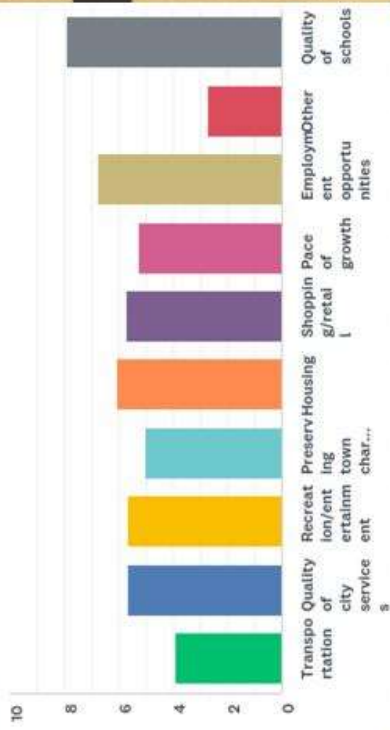
- Industrial, Mixed used
- All development possibilities
- Just the way it is
- Full Service community
- Recreation/Entertainment

**Quality of schools
Employment opportunities
Housing
Quality of City services
Recreation/entertainment**

Q18) Top Community Priorities



- NULL
- MISC
- INFRASTRUCTURE
- HIGH SPEED INTERNET
- EMERGENCY SERVICES
- RESTAURANTS



- Transportation of city services
- Recreation/entertainment
- Preservation of town character...
- Shopping/retail growth
- Employment opportunities
- Quality of schools

High School Polling



➤ About 80 high school students were polled in a class room setting.

Q1) Why do you like to live here?

- ❖ Small town feeling
- ❖ Immediate family is here
- ❖ Everyone knows you here
- ❖ Land is affordable
- ❖ Sports facilities are good
- ❖ Lock and Dam 25

Q2) What would make you want to leave Winfield?

- ❖ Lack of entertainment
- ❖ Lack of jobs
- ❖ Education system is not good
- ❖ Strict traffic enforcement
- ❖ Lack of cultural arts
- ❖ Lack of sports programs
- ❖ No access to stores
- ❖ Drug activity
- ❖ Lack of diversity

Q3) What businesses do you want in Winfield

- ❖ Fast food; Library; Bowling Alley; Gym; Recycling Center

Q4) What improvements do you want the City to make?

- ❖ Better roads
- ❖ Better planning and zoning
- ❖ Faster internet
- ❖ Stop light at 47&79
- ❖ Larger school
- ❖ Additional exit in/out of school
- ❖ More student parking
- ❖ Beautification projects
- ❖ Clean up days

Q5) What type of development should we focus on bringing to Winfield?

- ❖ Small business (41)
- ❖ Agricultural (29)
- ❖ Historic preservation (27)
- ❖ Big box businesses (20)
- ❖ Entrepreneur opportunities (18)
- ❖ High tech manufacturing (18)
- ❖ Residential development (12)
- ❖ Manufacturing (10)

Q6) Prioritize the following list to indicate where the City should focus its spending.

- ❖ Entertainment options
- ❖ Reduce traffic and congestion
- ❖ Improve infrastructure (sewer, water, internet)
- ❖ Road repair/replacement
- ❖ Health care services
- ❖ Public safety
- ❖ Pedestrian access and sidewalks

Q7) What do you NOT want Winfield to become (or look like):

- ❖ Large City (Troy, O'Fallon, Wentzville)
- ❖ Small City
- ❖ High crime rates, lack of safety
- ❖ Place with no opportunity/jobs ("Build the Port")