

Meeting of the Town Council of Huntertown, Indiana
Tuesday, September 8, 2020 6 p.m.
Huntertown Town Hall, 15617 Lima Road

A virtual meeting of the Huntertown Town Council was held on Tuesday, September 8, 2020 at Huntertown Town Hall, 15617 Lima Road. The meeting utilized the Zoom App. Present at Huntertown Town Hall were board members Michael Aker (P), Patricia Freck and Brandon Seifert; Town Manager Beth Shellman; and Clerk-Treasurer Ryan Schwab. Attending the meeting via Zoom were board members Gary Grant and Michael Stamets; Derek Frederickson of Engineering Resources Inc.; David Hawk of Hawk Hayne Kammeyer and Smith; Huntertown Resource Officer Ingrid Herriot; six (6) member of the public and one (1) member of the media.

Michael Aker called the meeting to order at 6 p.m. with the Pledge of Allegiance.

COUNCIL ACTION

Gary Grant made a motion to approve the minutes from the August 17, 2020 meeting. Michael Stamets seconded. Motion passed, 5-0.

Michael Stamets made a motion to approve that general, water and sewer claims dated September 8, 2020 in the amount of \$202,008.02. Gary Grant seconded. Motion passed, 4-0.

Brandon Seifert made a motion to approve the Secondary Plat for Rolling Oaks Estates Section II. Patricia Freck seconded. Motion passed, 5-0.

Michael Stamets made a motion to approve Huntertown Resolution 2020-023, a Declaratory Resolution for the designation of Economic Revitalization Area No. H-18 application of AITF Services, LLC/Adaptive Technologies Inc. Patricia Freck seconded. Rachel Black, Economic Development Specialist for the Allen County Department of Planning Services, provided the council with an overview of the resolution. She noted that the tax abatement would save the company \$58,000 in real property and \$6,300 in personal property, retain 10 jobs and create seven new jobs with a total salary for those 17 positions totaling \$1,000,000. Council had no further questions. After no further discussion, the motion passed, 4-0.

Brandon Seifert made a motion to approve the 2021 Track Loader replacement agreement with John Deere for a total of \$2,000. Michael Stamets seconded. Ryan Schwab said that the utility Service Board approved its portion of this agreement at its meeting earlier in the evening and that the council was responsible for one-third of the total cost to be paid out of the Local Road & Street fund. Council had no further questions. After no further discussion, the motion passed, 5-0.

Michael Stamets made a motion to approve a License Agreement with NIPSCO related to easements along Hathaway Road inside the town's corporate limits. Gary Grant seconded. Beth Shellman and David Hawk each provided information on the document, noting that cutting of Hathaway Road is strictly prohibited in the agreement. Council members had no further questions. After no further discussion, the motion passed, 5-0.

Patricia Freck made a motion to consider Huntertown Ordinance 2020-012, an Ordinance amending Ordinance 09-009 and Code of Ordinances Section 71.06 regulating the use and registration of golf carts within the Town of Huntertown. Michael Stamets seconded. Motion passed, 5-0.

Brandon Seifert made a motion to adopt Huntertown Ordinance 2020-012, an Ordinance amending Ordinance 09-009 and Code of Ordinances Section 71.06 regulating the use and registration of golf carts within the Town of Huntertown. Patricia Freck seconded. Motion passed, 5-0.

Brandon Seifert made a motion to approve the 5-year Pavement Asset Management Plan as presented. Gary Grant seconded. Derek Frederickson provided a recap of the information in the plan. Council had no further questions. After no further discussion, the motion passed, 5-0.

Michael Stamets made a motion to approve a Preliminary Engineering/Right-of-way agreement with Engineering Resources Inc. for the Kell Road Bridge project in the amount of \$133,518.00. Patricia Freck seconded. Beth

Shellman said that the preliminary engineering and right-of-way work would be done in 2021 and 2022 with construction on the project being done in 2023. Council had no further questions. After no further discussion, the motion passed, 5-0.

Brandon Seifert made a motion to approve a quote from API Construction in the amount of \$63,691 for repairs to Carroll Road, from Preserves Boulevard to Hand Road. Michael Stamets seconded. Beth Shellman provided council with details on the three bids as well as the work to be done. Patricia Freck expressed concern about construction traffic for ongoing developments in the area damaging the new roadway. After no further discussion, the motion passed, 5-0.

Brandon Seifert made a motion to amend Huntertown Ordinance 19-007, to include a 27th pay at 2020 rates for all elected officials and salary and hourly employees effective on the January 1, 2021 payday. He also motioned to move the Superintendent of Utilities and the Town Manager into a separate section of the next Salary Ordinance labeled Salaried Employees at a bi-weekly pay rate with no overtime. He also motioned to include a 5-percent raise for the Town Manager and a 3.8-percent raise for all salary/hourly employees for fiscal 2021 on the next Salary Ordinance. Gary Grant seconded. Seifert noted that elected officials and appointed officials will not be receiving a raise in 2020. Council members had no further questions. After no further discussion, the motion passed, 5-0.

NOTE: Patricia Freck left the meeting at 7:07 p.m. and did not take part in the remaining votes.

Brandon Seifert made a motion to make changes to the town's tax abatement point system; specifically with businesses who want to buy extra application points by contributing their tax savings and that the town should establish a special fund to house those contributions. Michael Stamets seconded. Seifert said that the town has done a similar practice in the past by having its own wheeltax and surtax funds being withheld and put into a special fund specific for the town's own bridge repairs. He would like to see the funds from Huntertown businesses that are willing to contribute tax abatement savings for extra application points, stay in Huntertown. Currently, those funds are handled by Allen County. Council members had no further questions. After no further discussion, the motion passed, 4-0.

Brandon Seifert made a motion to have Engineering Resources submit plans for upcoming Carroll Road federal aid project without a concrete barrier and traffic light, but instead include the hatch plan as described by Engineering Resources. Michael Stamets seconded. Seifert expressed his concern that plans for a new development, which includes 64 town houses on the south side of Carroll Road, have not been presented to the town by the City of Fort Wayne. He was also concerned that this project is forcing the town to include the concrete barrier in its project. Beth Shellman noted that Engineering Resources was planning to submit the plans with the concrete barrier and hope to have it removed later. There is concern that INDOT will still require it. Council members had no further questions. After no further discussion, the motion passed, 4-0.

Brandon Seifert made a motion to extend the town's moratorium on sexually oriented businesses for one-year, beginning today, September 8, 2020. Gary Grant seconded. Seifert said that while he understands that the town currently has no zoning allowance for any such business and that any change in zoning would have to come before the council for approval, he would still like this moratorium in place as an extra hurdle for any potential sexually oriented business. Council members had no further questions. After no further discussion, the motion passed, 4-0.

Michael Stamets made a motion to approve a quote from W.A. Jones in the amount of \$12,274.78 for repairs to a town vehicle. Gary Grant seconded. Beth Shellman provided information about the quote and noted that \$14,000 was budgeted in the Local Road & Street Fund in 2020 to cover this expense. Council members had no further questions. After no further discussion, the motion passed, 4-0.

NEW BUSINESS

Outside of items listed under Council Action, the following new business was brought forth:

- Lance Wilker, a resident at 1689 Breckenridge Pass, informed the council of Kids Halloween Walk being planned for Saturday, October 3, 2020 and was inquiring about road closure requirements for the events. He, a City of Fort Wayne police officer, said they needed five roads closed off for a few hours that day. He also asked about the town providing barricades for the events. Michael Aker noted that he would have one

of the town's Resource Officers also provide extra security for the event. While No vote was taken, council members had no verbal objections to the event.

- Ben Herrick, Zoning and Leasing Specialist with Faulk & Foster, representing a client, Denny Properties, informed the council that his client recently went in from of the Allen County Board of Zoning Appeals and were denied a special use permit by the County for a new cell tower project. The client would like to know if the Town would consider a text amendment to the zoning ordinance that would be a little bit more favorable to allowing new towers in the town. Beth Shellman said she was interested in working with Herrick and would report back to council on any recommended action. After no further discussion, no action was taken.

OLD BUSINESS

Outside of items listed under Council Action, the following Old Business was brought forth:

- Ronald Webb, Senior Engineer Manager with GAI Consultants addressed the council about a preliminary engineering/right-of-way agreement he presented at the July 20, 2020 meeting, looking for direction on how to proceed. The project included roadwork on Hathaway Road, east of State Road three to Corbin Road at a cost of \$740,125. GAI Consultants was hired by Allen County and completed 30-percent of the work before the County notified them of the Town's intent to annex areas on both sides of the road. The County is continuing to use the company for the portions of the road within its jurisdiction. Beth Shellman provided details on potential Federal Aid options for the project and said the town likely couldn't afford the total cost unless it took advantage of a Federal Aid project. Ryan Schwab said that if the town wanted to take this project on in full without federal aid, it could be possible depending on the fund the town would be money from, however, he added that using federal aid money would be a more fiscally sound option. Webb noted that the total cost would be spread over multiple years and not need to be paid in one lump sum, however a breakdown of that cost has not been provided. Council members determined that more information from NIRCC about the project was needed before a decision could be made. Council members had no further question. After no further discussion, no action was taken.

REPORTS

Outside of items listed under council action, the following council reports were given:

- Gary Grant said he would drop off the second resource officer contract agreement at Town Hall on Wednesday, September 9, 2020 for council and attorney review. He asked that it be placed on the agenda for the September 21, 2020 meeting.

Resource Officer Ingrid Herriot had the following report:

- Golf Cart users are having trouble finding the required "Slow Moving Vehicle" triangle logo required by the town. She requested the town buy some in bulk and sell them. Beth Shellman said she would get some quotes from some local sign companies.

Clerk Treasurer Ryan Schwab provided the council with a report and highlighted the following item:

- He requested that the September 21, 2020 meeting be held in Huntertown Town Hall without the use of electronics. The Public Hearing for the 2021 budget is scheduled for that evening and he wanted to avoid any backlash from the public or State Board of Accounts for holding a Public Hearing by electronic means. Michael Aker said the council would accommodate that request.

Outside of items listed under Council Action, Town Manager Beth Shellman provided the council with a report and highlighted the following items:

- The town has three spots reserved for a groundbreaking ceremony at AITF Services on Thursday September 10, 2020. Patricia Freck and Brandon Seifert expressed interest in attending.
- She asked the council if they would like her to reach out to representatives of DO-IT-BEST Corporation and Dollar General about available property for their businesses in Huntertown. No formal vote was taken, but no objections to her request were made public.
- An error was printed in her report, related to water usage in August at the Water Treatment Plant. Instead of 3.3 million gallons used as the report indicated, that number should be 33.3 million gallons of water were treated in August.
- She thanked the council for approving raises for 2021.

- She complimented Resource Officers Ingrid Herriot and Anis Softic for their work as a team. Michael Aker added that they make Huntertown better.

PUBLIC COMMENT

Joe DePrisco, President of Adaptek Systems, 14224 Plank Street, Fort Wayne, said that Lima Plank Industrial Park raised \$20,000 and got a loan for an additional \$30,000 to improve the street lighting in the park. In total, five fixtures along Plank Street are being constructed. He thanked the council for its help throughout the process of improving the street lighting in the Industrial Park.

After no further public comment was brought forth, Gary Grant made a motion to adjourn. Brandon Seifert seconded. Motion passed with a voice vote and the meeting adjourned at 7:51 p.m.

Attest: Michael Aker Ryan Schwab
Michael Aker Ryan Schwab
President Clerk Treasurer