

**Meeting of the Town Council of Huntertown, Indiana**  
**Monday, July 18, 2022, 6:00 p.m.**  
**Huntertown Town Hall, 15617 Lima Road**

A public/virtual meeting of the Huntertown Town Council was held on Monday, July 18, 2022, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. The meeting also utilized the Zoom app. Present at Town Hall were board members Michael Aker, Patricia Freck, Brandon Seifert (P) and Michael Stamets; Town Manager Beth Shellman; Clerk-Treasurer Ryan Schwab; Street Superintendent Randy Bailey; David Hawk of Hawk, Haynie, Kammeyer & Smith; Derek Frederickson of Engineering Resources Inc.; Beth Johnson and Corey Dailey of USI Consultants; nine (9) members of the public and zero (0) members of the media. No one attended the meeting via Zoom. Absent was council member Gary Grant and Resource Officers Brandon Reichert and Pedro Yaruchy.

Brandon Seifert called the meeting to order with the Pledge of Allegiance at 6:00 p.m.

**COUNCIL ACTION**

Michael Stamets made a motion to approve the minutes from the July 5, 2022, Regular Meeting. Patricia Freck seconded. Motion passed, 4-0.

Michael Aker made a motion to approve the General, Water and Sewer claims dated July 18, 2022, in the amount of \$173,903.02. Patricia Freck seconded. The motion passed, 4-0.

Michael Aker made a motion to approve a \$1,000 façade grant for architectural assistance to DV Real Estate. Patricia Freck seconded. Michael Stamets, a member of the Huntertown Redevelopment Commission, said that the RDC approved the same grant at its meeting earlier July 18, 2022. The applicant is requesting architectural assistance to design a new commercial property on a vacant lot in the TIF area. After no further discussion, the motion passed, 4-0.

Michael Aker made a motion to approve secondary plats for Ridley Park Section I and Marcella Section I. Patricia Freck seconded. Motion passed, 5-0.

Michael Stamets made a motion to approve Huntertown Resolution 2022-021, a Resolution Approving Appraisers, to allow the Town Manager to discuss with the homeowner purchase of property at 2224 Edgerton St., and to allow the town attorney to pursue a right of first purchase agreement with the homeowner at 15607 Lima Road. Patricia Freck seconded. Beth Shellman provided the council with a copy of the resolution as well as a list of properties the town is interested in purchasing. Topics of discussion included the appraisal process and potential uses for the properties. After no further discussion, the motion passed, 4-0.

Michael Aker made a motion to approve Huntertown Resolution 2022-020, a Resolution regarding extension of water and sanitary sewer services for 116 residential homes in "Cascata Estates Section II and Emrich Hills subdivisions. Patricia Freck seconded. Motion passed, 4-0.

Michael Aker made a motion to approve the connection of 5-8' of undeveloped land at Serene Shores in the Lakes of Carroll Creek subdivision to the adjacent Sonora Subdivision currently under construction. Michael Stamets seconded. Motion passed, 4-0.

Michael Aker made a motion to approve a quote from API Construction Corp. in the amount of \$12,675.00 for work on Lima Road, from Shoaff Road to the corporate limits. Michael Stamets seconded. Motion passed, 4-0.

Patricia Freck made a motion to approve an agreement with Engineering Resources Inc. in the amount of \$29,200 to engineer a storm water culvert at Riverside Manufacturing Inc. on Lima Road. Michael Aker seconded. Derek Frederickson provided an overview of the agreement and project. Beth Shellman said that the engineering and project are eligible ARPA expenses. Ryan Schwab said that the town could not pay for this project until the ARPA plan was updated to include the project. Shellman plans to bring an updated resolution to the council at its August 1, 2022, meeting. After no further discussion, the motion passed, 4-0.

Michael Aker made a motion to approve a quote from Kraft Water Solutions, LLC in a not-to-exceed amount of \$25,000 to install 420-feet of HDPE tile between Hunter Street and the Town Square subdivision in Huntertown. Patricia Freck seconded. Beth Shellman provided an overview of the project, which will occur behind the homes at 2729, 2801 and 2805 Hunter Road. She said that the quote for the work was \$19,950.00 but wanted to include some extra funds in case some trees in the area needed replaced. She said this project would also qualify as an eligible use for ARPA funds. 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:

- Corey Dailey, representing USI Consultants, provided the council with results and information on the Downtown Vision plan. The presentation asked residents and business owners to take a survey to address numerous topics. Items addressed in the survey included how long they have been a resident, what assets make the community special, goals for the future of the community, levels of support for future additions to the town, residential design preferences, levels of support for development types, support of housing types, and support for funding sources. The survey identified five key goals: 1) improve Lima Road; 2) connectivity from the east to the west; 3) regional trails; 4) improving sidewalks for local connectivity; and 5) improving the Willow Creek trail. The company will be hosting an Open House during the Huntertown Heritage Days Festival on August 13, 2022, at Town Hall.
- AJ Arnett, representing the Veterans Memorial committee, provided the council with an update. He noted that the committee is formed with five veterans; three from Vietnam, one from Iraq and one from Afghanistan. While many ideas for a memorial have been formed, the location remains a hang up. He expressed concern with putting the memorial on the park property since it is not owned by the town. He said that some of the properties being discussed for purchase would make for good locations with high visibility.
- Brandon Seifert shared concern over the current draft of the All-in-Allen County plan, noting that the committee met in June and that the end result does nothing to improve Huntertown, instead, focuses entirely on downtown Fort Wayne. He said the plan is supposed to come back to the council for approval in August and would like the council to consider voting against it unless changes that Huntertown has suggested are included in the plan.

## **OLD BUSINESS**

No Old Business was brought forth.

## **REPORTS**

Michael Aker had the following report:

- He would like to request that the town, or at least the area of Huntertown Family Park, be sprayed for mosquitos the week of the Huntertown Heritage Days Festival in August.
- He asked if the council needed to take any action on getting back-up contacts in place for the town's utility accounts. Beth Shellman said that the work was being done and no council action was needed.



Brandon Seifert had the following report:

- He wanted to thank the town employees Kris Bair and AJ Arnett for their work in discovering and dealing with the sink hole that impacted the town on July 7, 2022.
- He would like the town to pursue a grant for a pedestrian bridge over State Road 3 at Gump Road. Beth Shellman said the town would have to work with Northwest Allen County Schools and Granite Ridge Builders to acquire some right-of-way or property at the northeast and northwest corners of the intersection. Patricia Freck asked if the bridge could be put on the south side of the street since there are already sidewalks there. Derek Frederickson noted that the southwest corner is owned by a resident and that property may be tougher to acquire. Beth Johnson of USI Consultants added that the town could first apply for a planning grant for the project and then apply for a construction grant. The council asked Engineering Resources to pursue a planning grant.

Resource Officers Brandon Reichert and Pedro Yaruchy were absent.

Clerk-Treasurer Ryan Schwab had no report.

Town Manager Beth Shellman had no report

- Brandon Seifert asked if the council was interested in changing the language to its tax abatement resolution to include other options aside from abatements, notably TIF bonds. Shellman said the current resolution is an interlocal agreement between the town and the Allen County Department of Planning Services. The town has a total of four abatements, and she believes that her office could oversee all of the work related to these abatements and that an agreement with the county is no longer needed. She will prepare a new resolution for a future meeting.

Derek Frederickson of Engineering Resources Inc. had the following report:

- The town received 7-10 inches of rain in a 24-hour period during a recent storm event, exceeding the value of a 100-year event for the area. The wastewater treatment plant took on peak flows which is heightening the need for expansion at the plant. He would like to add more Flow Equalization at the site, which he estimates to be a \$3-4 million project. Other future expansion costs at the plant are estimated at \$8-10 million. He noted that with expansion to 1.5 million gallons a day of flow, the plant would have been able to manage the storm event.

Town Attorney David Hawk had no report.

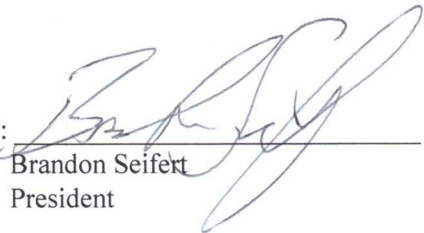
## **PUBLIC COMMENT**


Chuck Smith, a resident at 2801 Hunter Road, thanked the council for paving Hunter Road, but said that patrol for speeding was needed in the area. He also said that with the recent rain events, his property has an awful mosquito problem and asked when the next spray would be. Beth Shellman said the next spray was scheduled for Wednesday, July 20, 2022.

Linda Smith, a resident at 2729 Hunter Road, thanked the council for approving the drainage improvement project at her property. She also noted that with the recent rain, her property has a terrible smell which is a health risk to her husband.

With no further public comment being brought forth, Patricia Freck made a motion to adjourn. Michael Stamets seconded. The motion passed with a voice vote and the meeting adjourned at 7:39 p.m.

Attest:

  
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Brandon Seifert  
President

  
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Ryan Schwab  
Clerk Treasurer