

**Meeting of the Town Council of Huntertown, Indiana**  
**Monday, December 5, 2022, 6:00 p.m.**  
**Huntertown Town Hall, 15617 Lima Road**

A public meeting of the Huntertown Town Council was held on Monday, December 5, 2022, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. The meeting also utilized the Zoom app. Present at Town Hall were board members Patricia Freck, Brandon Seifert (P) and Michael Stamets; Town Manager Beth Shellman; Clerk-Treasurer Ryan Schwab; Derek Frederickson of Engineering Resources Inc.; and Jay Stankiewicz of GAI Consultants; Kevin Neher, representing the Allen County Sheriff's Department; three (3) members of the public and one (1) members of the media. Council member Michael Aker attended the meeting via Zoom. Absent was council members Gary Grant.

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

Brandon Seifert suspended the regular meeting at 6:01 p.m. and opened a Public Hearing for Huntertown Ordinance 2022-020 – RAML Voluntary Annexation. No Public Comment was brought forth. Brandon Seifert closed the Public Hearing and reconvened the regular meeting at 6:02 p.m.

**COUNCIL ACTION**

Patricia Freck made a motion to approve the minutes from the November 21, 2022, Regular Meeting. Michael Stamets seconded. Motion passed, 4-0.

Michael Stamets made a motion to approve the General, Water and Sewer claims dated December 5, 2022, in the amount of \$807,394.74. Patricia Freck seconded. Michael Aker asked for more information on a claim to be paid to Benjamin and Kyla Krafft and why the claim wasn't for their business, Krafft Water Solutions. Ryan Schwab explained that the vendor information in the software system is based off of the W9 form submitted by the vendor. This vendor lists the two individuals as the main contact but lists the business under a "Doing Business As" category. The report handed to council will list the main contact, but the check will be written to the business. After no further discussion, the motion passed, 4-0.

Michael Stamets made a motion to introduce Huntertown Ordinance 2022-019, an ordinance regulating solid waste collection. Patricia Freck seconded. Motion passed, 4-0.

Patricia Freck made a motion to consider Huntertown Ordinance 2022-019, an ordinance regulating solid waste collection. Michael Stamets seconded. Motion passed, 4-0.

Michael Stamets made a motion to adopt Huntertown Ordinance 2022-019, an ordinance regulating solid waste collection. Patricia Freck seconded. Motion passed, 4-0.

Michael Aker made a motion to introduce Huntertown Ordinance 2022-020, an ordinance annexing certain territory to the Town of Huntertown to be commonly known as the RAML Voluntary Annexation. Michael Stamets seconded. Motion passed, 4-0.

Patricia Freck made a motion to approve Huntertown Resolution 2022-036, a resolution accepting for ownership and maintenance "Hillsong Lane" "Crown Place" "Grits Way" and "Switchfoot Drive" located in Rolling Oaks – Section III subdivision. Michael Stamets seconded. Motion passed, 4-0.

Michael Stamets made a motion to approve Huntertown Resolutions 2022-037 through 2022-038, resolutions accepting for ownership and maintenance the streets in the following subdivisions: Rolling Oaks Section IV

(2022-037); Coves at Copper Creek Section III (2022-038); Ridley Park Section I (2022-039); Brownstone Manor Section IV (2022-040); Majestic Pointe Section II (2022-041); Villas at Copper Creek (2022-042); Marcella Section I (2022-043); and Coves at Copper Creek Section IV (2022-044). Patricia Freck seconded. Motion passed, 4-0.

Michael Stamets made a motion to approve the promotion of employee Tyler Chesney from utility #4 to utility #3 and waive the clause in the personnel policy which states that any new hire after June 30 is ineligible for a pay increase the following year. Patricia Freck seconded. Motion passed, 4-0.

Michael Stamets made a motion to approve the 2023 Huntertown Town Council schedule as presented. Patricia Freck seconded. Motion passed 4-0.

Patricia Freck made a motion to initiate a 1-year moratorium on sexually oriented businesses in Huntertown. Michael Aker seconded. Brandon Seifert said he was working on an ordinance or resolution to take care of this matter permanently but wanted another 1-year moratorium to cover the time it will take to get the ordinance or resolution prepared and approved. After no further discussion, the motion passed, 4-0.

Michael Stamets to accept the Request for Qualifications from Engineering Resources Inc. and authorized the firm to submit a written agreement for future on-call services. Patricia Freck seconded. Motion passed, 4-0.

## **NEW BUSINESS**

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

- Derek Frederickson informed the council that the Utility Service Board gave conditional approval for a water main extension project along Carroll Road, between Mossy Oak Run and Shearwater Drive in the amount of \$275,000.00. The condition for approval was review of available funding by the Clerk-Treasurer.
- Beth Shellman provided the council with details of four re-zoning requests being made to the Allen County Department of planning services within the town's limits.
  1. Oakmont Development is requesting a rezone of property located in the 300 block of Hathaway Road to R2 for two-family residential for the construction of the Sonora Townhomes. Council offered no concerns on this application.
  2. BD DevCo. LLC is requesting to rezone the southern portion of property in the 1600<sup>th</sup> block of Copper Mine Passage to C3 for a luxury garage development with future mixed uses. Council members expressed concern about the written commitment for allowable uses for the property, notably a private club. Council members were concerned about the business history of the applicant and lawsuits tied to it. Council members also wanted more input from the public about the potential uses of the property as a public meeting was scheduled for the same time and date as this council meeting and council members would be unable to get feedback. Council members asked that a letter be sent to the DPS expressing the towns concerns and ask for a continuance of approval until more information can be sought.
  3. Catholic Cemetery of Fort Wayne is requesting a special use to allow a funeral home in a R1 district. The location is 1968 W. Cedar Canyons Road. Council wanted to seek information about a potential trail through the property as well as adding a sidewalk on the north side of Cedar Canyons Road.
  4. Commercial Signs Inc. was applying for a variance to increase the maximum permitted height and size of a sign for the Dairy Queen to be located at 1980 Copper Mine Passage. Council had no issues with this request.
- Derek Frederickson introduced a discussion about removing a 440-foot section of tunnel within town owned property on the Byron Health Center property. He is awaiting more information about the



impact that demolition would have on the adjacent wellfield and will provide the council an update in January.

- Patricia Freck opened discussion about revisions to the town's cell phone policy. She would like to the town to no longer provide employees with the option to use a cell phone and instead provide employees with a stipend for using their personal cell phones while on the job. She said she was unaware and does not like the fact that some employees are using their town issued cell phone as their only phone. She said due to technical issues with her home computer, she is unable to edit the town's document, but was asking for feedback from council members. Michael Aker said that he discussed this issue with council member Gary Grant. Aker said they agree that the cell phone issued to the resource officer can be eliminated and the resource officers can use their office phone and forward that to one of their personal cell phones. Aker said that Grant said the current system of offering a phone to an employee does not need to be changed and is not in favor of providing employees a stipend. Aker suggested that the discussion wait until the new council takes over in 2023 and let them make the decision.

## **OLD BUSINESS**

The following Old Business was brought forth:

- Derek Frederickson asked the council to sign a letter to be sent to the Allen County Commissioners seeking \$2 million in ARPA funds from the county to aid in capital projects for the water utility. Council agreed and signed.

## **REPORTS**

Brandon Siefert had the following report:

- He appointed Patricia Freck to be the town council liaison to the Veteran's Memorial committee.
- He appointed Michael Aker to be the town council liaison to the Public Safety committee.
- He appointed Brad Hite to be the town council liaison for the Utility Service Board.
- He appointed himself to be the town council liaison for economic development.
- He will seek input from future council member Tina McDonald about committees she would like to be a liaison for.

Officer Kevin Neher had no report.

Clerk-Treasurer Ryan Schwab had no further report.

Town Manager Beth Shellman handed out a copy of her report and highlighted the following items:

- Resource Officer Pedro Yaruchy is suggesting that the town implement three-way stop signs at the intersections of Old Lima Road and Gump Road and Old Lima Road and Cedar Canyon Road to help reduce traffic issues in these areas.

Derek Frederickson of Engineering Resources Inc. had no further report.

Jay Stankiewicz of GAI Consultants had the following report:

- The final submission for the Carroll Road Roundabout project will be made some time in December.

## **PUBLIC COMMENT**

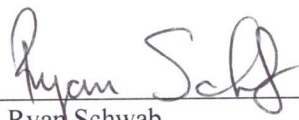
Dave Smith, a resident at 2729 Hunter Road, asked for an exact location of the RAML property. He also asked about the amount the town pays for its phones, since the topic continues to be discussed at meetings.

After no further public comment was brought forth, Patricia Freck made a motion to adjourn. Michael Stamets seconded. The motion passed with a voice vote and the meeting adjourned at 7:15 p.m.

Attest:

  
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Brandon Seifert

President

  
\_\_\_\_\_  
Ryan Schwab

Clerk Treasurer