

Meeting of the Town Council of Huntertown, Indiana
Tuesday, February 20, 2024, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Tuesday, February 20, 2024, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were board members Michael Aker, Patricia Freck (P); and Tina McDonald; Clerk-Treasurer Ryan Schwab; Street Superintendent Randy Bailey; Resource Officer Brandon Reichert; Derek Frederickson of Engineering Resources Inc.; Steve Carter of Krohn & Associates; David Hawk of Hawk Haynie Kammeyer & Smith; fifteen (15) members of the public and zero (0) members of the media. Board Member Brandon Seifert and one member of the media attended the meeting via electronic means. Board member Brad Hite was absent.

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

COUNCIL ACTION

Michael Aker made a motion to approve the minutes from the February 5, 2024, regular meeting. Tina McDonald seconded. Motion carried 4-0.

Michael Aker made a motion to approve the General, Water and Sewer claims dated February 20, 2024, in the amount of \$1,112,708.23. Tina McDonald seconded. Motion carried 4-0.

Michael Aker made a motion to introduce Huntertown Ordinance 2024-003, an Ordinance establishing the ARPA Allen County Grant Fund #2404. Brandon Seifert seconded. Ryan Schwab explained the need for the fund and that the town had already received the grant money from Allen County. After no further discussion, the motion carried 4-0.

Michael Aker made a motion to consider Huntertown Ordinance 2024-003, an Ordinance establishing the ARPA Allen County Grant Fund #2404. Tina McDonald seconded. Motion carried 4-0.

Michael Aker made a motion to adopt Huntertown Ordinance 2024-003, an Ordinance establishing the ARPA Allen County Grant Fund #2404. Brandon Seifert seconded. Motion carried 4-0.

NEW BUSINESS

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

- Jade Bollet, Dale Davis and Todd Cook, representatives from Envoy Inc., provided the council with a PowerPoint presentation and a Vision to Execution proposal for consulting services. The presentation provided an overview of the company, its services, its "Vision to Execution" plan model and examples of other similar projects the company has completed. The proposal indicated that services would cost a minimum \$6,000 a month with hourly rates being applied after that total. Topics of conversation included wanting to use existing resources to assist in development options; working simply within the monthly retainer or if a not-to-exceed amount could be negotiated; and how soon things could be implemented if the proposal was approved. The council chose to wait until a future meeting to act allowing all members of council to review the proposal and get any questions answered. No action was taken.
- Derek Frederickson provided the council with updated information regarding a potential area connection fee for new customers to the town's water utility. Frederickson explained that the town has an estimated \$23.5 million in future capital project expenses for the water utility and a \$1,500 area connection fee for all new connections had been suggested in the past. The town would still be

looking at a potential rate increase around 33-percent in 2026 as well. After reviewing that information with Steve Carter of Krohn & Associates and town attorney David Hawk, an area connection fee of \$2,500 is being suggested accompanied by an immediate 10-percent increase in water rates. Those two items combined with two bonds issues should work in tandem to allow the town to afford the water utility capital projects. The system development charge would apply to any new connection immediately following the passage of the ordinance. The new rates would likely begin on June 1, 2024. The Utility Service Board will be given the same information at its meeting on March 4, 2024, and the council will introduce the ordinances at its meetings that evening. A public Hearing will take place during the March 18, 2024, meeting with potential passage of the ordinances on the same evening. No action was required.

- Derek Frederickson provided the council with information on the Hawkins Homestead primary development plan. Keller Development is planning to rezone properties at 16722 Lima Road and 1900 Shoaff Road from AR to R3 for proposed construction of a mixed-use residential community consisting of apartments, townhomes and duplexes totaling 280 units. Dawn Gallaway, representing Keller Development, said the work would start in 2025 at the earliest and would take 5 years to complete. Brandon Seifert shared concerns about the aesthetics of the buildings and Derek Frederickson said he had some information he would share with him. The Public Hearing for the project is scheduled for March 14, 2024, and Frederickson would like the town to provide some feedback between now and then on the town's opinion on the re-zoning. No action was required.
- Derek Frederickson provided the council with information on the Huntertown Industrial Park primary development plan. Frederickson said the plan for the properties at 16335 and 16339 Lima Road would be to parcel out and resell the 12-lots. A public Hearing is scheduled for March 14, 2024. Frederickson would like the town to provide some feedback between now and then on the town's opinion on the plan. No action was required.
- Derek Frederickson reported that INDOT has a shortfall in funding for fiscal year 2025 projects, including the town's Kell Road Bridge improvement project. INDOT is asking the town to consider moving the project out to a different fiscal year. The town's project was scheduled to be let in October 2024 so it would be shelf ready if pushed out to another fiscal year. There was no safety concern about holding off on the project for one year. Council members said they would have no issue with moving the project out a year as long as any cost increase for the project was minimal. No action was taken.
- Derek Frederickson provided the council with an update on some traffic issues in the area. NIRCC is planning an analysis of the speed variances along Cedar Canyons Road. The town should know more in 4-6 weeks. An assessment of the Lima Road at Shoaff Road intersection has been received. He will provide more information at the next council meeting. Lastly, INDOT is planning some slotted left turns at the intersection of State Road 3 and Copper Mine Passage.

OLD BUSINESS

Outside of items listed under Council Action, no other Old Business was brought forth.

REPORTS

Michael Aker had the following report:

- After a presentation from Fort Wayne IT Solutions at a previous meeting, council members were supposed to get an email with instructions for proceeding. He did not receive that email. Ryan Schwab said he would follow up.

Patricia Freck had the following report:

- She attended a recent Park Board meeting and discussed the idea of placing the Allen County Bicentennial statue discussed at the last council meeting in the park. The park board brought up issues of flooding in the park near the proposed location. Derek Frederickson said he is working with the Allen County Surveyor on repairing the Anson/Dunton drain.
- She reported that Mark Phenicie and Denny Gloyd have contacted her about reclaiming some wood in the town owned home next to Town Hall before it is demolished. She would also like to see an updated quote for asbestos removal and demolition of the home.

Resource Officer Brandon Reichert had no report.

Clerk-Treasurer Ryan Schwab had the following report:

- He and Tina McDonald met with Bill French, a commercial real estate salesperson with Cushman Wakefield, who was looking for property along State Road 3 in Huntertown, between Cedar Canyons Road to the north and Carroll Road to the south. He was aware of certain parcels and wanted to be certain he was not missing anything available. There was no action the council needed to take on this matter.

In addition to items listed under Council Action, Derek Frederickson had the following report:

- He provided the council with two development plans being proposed for the south side of Carroll Road, just outside of the town's corporate limits. The plans are listed as Atlas Pointe, 28 senior housing townhome apartments at 1159 Carroll Road. The rezoning request is coming from Atlas Pointe Development LLC. Also listed is Flat Rock subdivision, entailing 92 single family units (48 duplexes), by Matt Lancia Signature Homes, LLC.

David Hawk had no report.

PUBLIC COMMENT

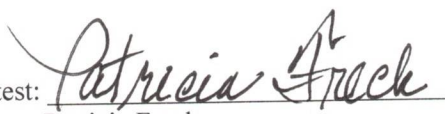
Jim Simon, a resident at 1922 Simon Road, addressed the council about the lack of green space in the Lakes at Simon Creek development plan. He said that crime increase can be related to the density of these subdivisions, and it would be in the best interest of the town to speak out against the lack of green space.

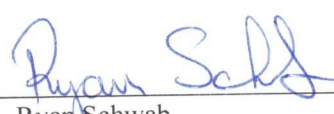
Brian and Jennifer Barkel, residents at 1917 W. Shoaff Road, expressed concern about the Hawkins Homestead development plan. They are concerned about their land value, the aesthetics of the buildings, and the lack of investment the individuals moving into this development will have in Huntertown.

Kurt Fitch, a property owner at 2205 Shoaff Road, expressed concern about the Hawkins Homestead development plan. He said the proposed apartments add no value to the town the way housing does. He is concerned that this will drive his duplex rental prices down.

After no further public comment was brought forth, Tina McDonald made a motion to adjourn. Michael Aker seconded. The motion passed with a voice vote and the meeting adjourned at 7:38 p.m.

Attest:


Patricia Freck
President


Ryan Schwab
Clerk Treasurer