

Meeting of the Town Council of Huntertown, Indiana
Monday, March 4, 2024, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Monday, March 4, 2024, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were board members Michael Aker, Patricia Freck (P); Brad Hite and Tina McDonald; Clerk-Treasurer Ryan Schwab; Water Plant Operator Gabriel Brindle; Resource Officer Brandon Reichert; Derek Frederickson of Engineering Resources Inc.; David Hawk of Hawk Haynie Kammeyer & Smith; twenty (20) members of the public and zero (0) members of the media. Board Member Brandon 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 20, 2024, regular meeting. Brad Hite seconded. Motion carried 4-0.

Michael Aker made a motion to approve the minutes from the February 26, 2024, Executive Session. Tina McDonald seconded. Motion carried 4-0.

Michael Aker made a motion to approve the General, Water and Sewer claims dated March 4, 2024, in the amount of \$489,587.78. Brad Hite seconded. Motion carried 4-0.

Tina McDonald made a motion to introduce Huntertown Ordinance 2024-004, an ordinance amending Ordinance No. 05-015, as amended, to establish rates and charges and rules for the use and services of the municipal water system of the Town of Huntertown, Indiana. Michael Aker seconded. Derek Frederickson provided an updated handout detailing the approximately \$21 million water capital project plan and the need for raising water rates 10-percent. He said that town has an exclusive service territory as enacted by the Indiana Utility Regulatory Commission. The need to raise rates, coupled with a new \$2,500 system development charge, would support the growth within that service territory. Without the rate increase and system development charge, the town would be looking at a larger rate increase or a potential stop in growth. After no further discussion, the motion carried 4-0.

Tina McDonald made a motion to introduce Huntertown Ordinance 2024-005, an ordinance amending Ordinance 05-015, as amended, to establish a system development charge for new water connections to the municipal water system of the Town of Huntertown, Indiana. Michael Aker seconded. Derek Frederickson provided an overview of the ordinance, which would establish a \$2,500 system development charge for all new connections to the water utility. This charge, coupled with a 10-percent rate increase proposed in Huntertown Ordinance 2024-004, would help the town support the approximately \$21 million water capital project plan. After no further discussion, the motion carried 4-0.

Tina McDonald made a motion to approve an offer in the amount of \$65,000 to an applicant for the open town manager position, subject to annual performance reviews. Brad Hite seconded. Patricia Freck said that the council help an executive session on Monday, February 26, 2024, and interviewed two candidates. The town was wanting to make an offer to one of the two candidates and asked town attorney David Hawk, upon passage of the motion, to contact the applicant and make the offer on behalf of the town. After no further discussion, the motion carried 4-0.

Michael Aker made a motion to approve a quote from M&S Excavating in the amount of \$37,635.00 for the demolition of the town owned home at 15607 Lima Road; as well as a quote from Environmental Management

Services Inc. in the amount of \$11,114.00 for asbestos removal at the same property. Tina McDonald seconded. Motion carried 4-0.

Michael Aker made a motion to approve the supplemental agreement No. 2 with GAI Consultants in the amount of \$66,265 for the Carroll Road Roundabout project. Brad Hite seconded. Jay Stankewicz provided an overview of the agreement and noted that the town would be reimbursed 80-percent of the total cost. After no further discussion, the motion carried 4-0.

Michael Aker made a motion to approve the right-of-way service agreement between the Town of Huntertown of GAI Consultants for the Carroll Road Roundabout project in the amount of \$14,460.00 Tina McDonald seconded. Jay Stankewicz provided an overview of the agreement and noted that the town would be reimbursed 80-percent of the total cost. After no further discussion, the motion carried 4-0.

NEW BUSINESS

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

- Derek Frederickson asked the council to check its availability for a special joint meeting with the Huntertown Town Council to discuss future planning. The dates of Tuesday, March 19, 2024, and Thursday, March 21, 2024, are being discussed for a meeting. Council members chose Thursday, March 21, 2024, at 6 p.m. at Huntertown Town Hall to have the meeting. They also discussed who to invite to seek input from.

OLD BUSINESS

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

- Patricia Freck informed the residents in attendance that the Hawkins Homestead primary development plan has been pulled by the developer and will not be addressed by the council as the agenda listed.
- Patricia Freck read a letter Allen County Parks stating that the Town's request to transfer ownership of Cook's Landing County Park has been denied.
- Jade Bollett, representing Envoy Inc., asked the council if it had any questions following a presentation her company made to the council at its last meeting. Patricia Freck said that the council will address the need for the company's services following its planning meeting on March 21, 2024.

REPORTS

Michael Aker had the following report:

- He was following up on an email sent earlier in the day by wastewater plant operator Darren Dafforn about resubmitting the town's NPDES permit for the wastewater treatment plant. Derek Frederickson said his firm is addressing the matter.

Resource Officer Brandon Reichert had no report.

Clerk-Treasurer Ryan Schwab had the following report:

- He provided the council with the data submitted for the Annual Financial Report.
- He presented the council with a quote from Carrier & Gable Inc. in the amount of \$14,800.00 for flashing school zone signs. Street Department Head Randy Bailey said the town has been in conversation with Northwest Allen County Schools about sharing the cost. Patricia Freck said she would like to see something in writing from NACS before the town proceeds.
- The Allen County Department of Planning Services is holding a Public Hearing on March 14, 2024. Included on the agenda is a request from Carroll Creek Villas, LLC to amend a primary plat to change

the name from Carroll Creek Villas to Carroll Creek Pointe. The Council had no objections with the name change.

Water Plant Operator had the following report:

- The town has begun hydrant flushing. He noted that the town did not send out a schedule but said if the town received any complaints of orange water, there is probably hydrant flushing going on in the area.

Michael Aker asked about quotes for the roof repair at the water plant. Brindle said the town took care of some of the issues on its own but is still monitoring one other spot.

Outside of items listed under Council Action, Derek Frederickson had no further report.

David Hawk had no report.

PUBLIC COMMENT


Christine Gilsinger, a resident of 14111 Whisper Rock Blvd., requested a benefit of services document and a tax implication document from the town to share with residents as she continues to work toward a voluntary annexation petition from sections of the subdivision that are not currently annexed.

Nate Golm, a resident at 1010 Simon Road, thanked the council for serving the Simon Road area. He said he would like to learn more about how he can serve the town as a Simon Road resident. He expressed concerns about the increase in traffic in the area of Simon Road and Lima Road and hopes the town is ensuring the safety of that intersection as growth continues.

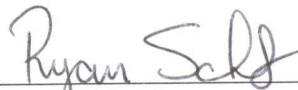
Jim Simon, a resident at 1922 Simon Road, thanked the council for soliciting the input of residents interested in the future planning of the town.

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 6:47 p.m.

Attest:



Patricia Freck
President



Ryan Schwab
Clerk Treasurer