

Meeting of the Town Council of Huntertown, Indiana
Monday, March 18, 2024, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Monday, March 18, 2024, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were board members Michael Aker, Patricia Freck (P); Brad Hite, Tina McDonald and Brandon Seifert; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Derek Frederickson of Engineering Resources Inc.; Mike Hawk of Hawk Haynie Kammeyer & Smith; Steve Carter of Krohn & Associates; twenty (20) members of the public and zero (0) members of the media.

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

Patricia Freck suspended the meeting at 6:00 p.m. and opened a Public Hearing for Huntertown Ordinance 2024-004, an Ordinance amending Ordinance 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. Freck stated that the ordinance would include a 10-percent increase in the water rates for all utility customers. The floor was opened for public comment, and none were brought forth. Patricia Freck closed the Public Hearing at 6:01 p.m.

At 6:01 p.m., Patricia Freck opened a Public Hearing for Huntertown Ordinance 2024-005, an Ordinance amending ordinance No. 05-015, as amended, to establish a new system development charge for new water connections to the municipal water system of the Town of Huntertown. Freck noted that this ordinance would install a \$2,500 system development charge for all new connections to the water utility. The floor was opened for public comment, and none were brought forth. Patricia Freck closed the Public Hearing at 6:02 p.m.

Patricia Freck reconvened the regular meeting at 6:02 p.m.

COUNCIL ACTION

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

Brandon Seifert made a motion to approve the General, Water and Sewer claims dated March 18, 2024, in the amount of \$314,012.98. Brad Hite seconded. Motion carried 5-0.

Tina McDonald made a motion to table consideration of Huntertown Ordinance 2024-005, an Ordinance amending ordinance No. 05-015, as amended, to establish a new system development charge for new water connections to the municipal water system of the Town of Huntertown. Brandon Seifert seconded. Seifert said that he and Patricia Freck had a recent meeting with developer Ric Zehr of North Eastern Group, who suggested an alternative to the \$2,500 system development charge in which the developer would pay a \$1,500 system development charge and that the town would charge the new customer a \$20 a month surcharge over 5-years to make up the remaining \$1,000 sought. Patricia Freck said that Steve Carter advised that a monthly surcharge could be complicated to manage for the utility office and suggested initiating a tier-based system for monthly water rates, in which higher volumes of water used would be charged at a higher rate. After discussing the merits of both options, council members said they would like some time to think over the options before voting. After no further discussion, the motion carried 5-0.

Brandon Seifert made a motion to consider Huntertown Ordinance 2024-004, an Ordinance amending Ordinance 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. Brad Hite seconded. Motion carried 5-0.

Brandon Seifert made a motion to adopt Huntertown Ordinance 2024-004, an Ordinance amending Ordinance 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. Motion carried 5-0.

Brandon Seifert made a motion to donate \$200 to the Huntertown Rotary Club for the purchase of plastic easter eggs and candy to fill the eggs for the upcoming Rotary Club Easter Egg Hunt. Tina McDonald seconded. Motion carried 5-0.

NEW BUSINESS

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

- The town received an email from a resident requesting bollards to be placed between Verdigris Pass and Tally Ho Drive to prevent snowmobiles, ATV's, mopeds and golf carts from driving on sidewalks and through yards in the Hunter's Ridge subdivision. The request came after the town did the same thing at an adjacent area near Windwood Court where the Copper Creek subdivision meets the Hidden Oaks subdivision. Officer Brandon Reichert noted that this area is much larger than the previous area and would take far more equipment to close off the area. Brad Hite added that while on a recent call in the Copper Creek subdivision, the Huntertown Fire Department was called to a structure fire in the adjacent Hidden Oaks subdivision and because the streets are not connected, the response time from the fire department was longer. Brandon Seifert added that he feels there is some momentum being gained to connect the roads in the neighboring subdivisions because of the commercial development near the intersection of State Road 3 and Copper Mine Passage. After no further discussion, no action was taken.

OLD BUSINESS

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

REPORTS

Patricia Freck had the following report:

- She spoke with a resident on Woods Road who was concerned about the speeding on the road as well as the new lighting along the road that is shining directly into his bedroom window.
- She said the town should again consider suspending or eliminating the sprinkler credit in an effort to curb water use.

Resource Officer Brandon Reichert had the following report:

- He wants to collaborate with the community associations to set up a blitz on golf cart registrations.
- Spring and summer weather will bring on extra patrols.

Clerk-Treasurer Ryan Schwab had no report.

Outside of items listed under Council Action, Derek Frederickson had the following report:

- He congratulated employee Darren Dafforn on being named the Wastewater Operations Specialist of the Year by the Alliance of Indiana Rural Water. He noted that he had the award and asked council members to consider joining him sometime this week for an informal presentation.
- He reminded council about the planning meeting scheduled for Thursday, March 21, 2024, at 6 p.m.

Mike Hawk had no report.

Steve Carter had no report.

PUBLIC COMMENT

Jim Simon, a resident at 1922 Simon Road, presented the council with some ideas to consider for its planning meeting. He asked the council to consider the quality of life for the residents in and around new subdivision and better address the issues of costs being passed on to taxpayers. He believes that getting the costs for new development paid for by the developers is a just and noble cause. Slowing growth in and around Huntertown should also be considered.

Nate Golm, a resident at 1010 Simon Road, encouraged the town to use all of its available tools to meet the safety of residents as growth continues. He does not want to limit growth but said that not all growth is the same. He encouraged the council to consider delaying growth or installing impact fees to offset costs of future needs.

Ben Nagel, a resident at 1414 Simon Road, shared concerns about traffic and safety at Simon Road and State Road 3 with potential development in the area.

Greg Byman, a resident at 1810 Faylor Drive, said that he appreciates the All-In-Allen County Comprehensive Plan, but said he is not sure it is being applied to the Simon Creek development plan. He expressed concern about connectivity, walking safety, and hopes that Huntertown can have some say in how the development looks. He said he is not opposed to growth, but the current subdivision plan does not look good. He asked the council to be diligent and help the residents in this area get a better plan.

After no further public comment was brought forth, Tina McDonald made a motion to adjourn. Brandon Seifert seconded. The motion passed with a voice vote and the meeting adjourned at 7:05 p.m.

Attest: Patricia Freck
Patricia Freck
President

Ryan Schwab
Ryan Schwab
Clerk Treasurer