

Town of Huntertown Utility Service Board Meeting Minutes for June 15, 2020
Huntertown Town Hall, 15617 Lima Road

A special virtual meeting of the Huntertown Utility Service Board was held on Monday, June 15, 2020 at approximately 5:00 p.m. at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN, 46748. Attendees at Huntertown Town Hall included board member Brad Hite (P), Clerk-Treasurer Ryan Schwab and Town Manager Beth Shellman. Attending using the Zoom App were board members Kerri Garvin and Mark Burnworth; Derek Frederickson and Scott Karst of Engineering Resources; Stephen Carter of Krohn & Associates; and David Hawk of Hawk, Haynie, Kammeyer and Smith. Also present using the Zoom App were six (6) members of the public and one (1) reporter.

Brad Hite called the meeting to order at 5:00 p.m. the Pledge of Allegiance.

BOARD ACTION

No Action was taken

NEW BUSINESS

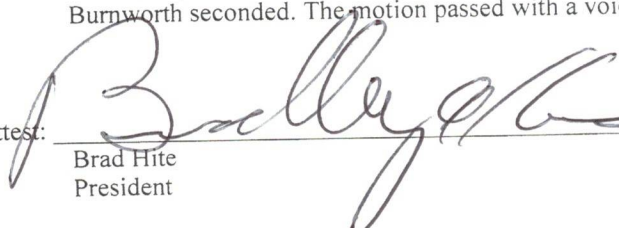
- No New Business was brought forth

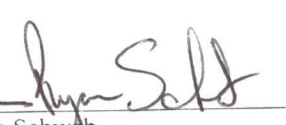
OLD BUSINESS

- Derek Frederickson re-introduced discussion on a potential reimbursement agreement with a local developer regarding an estimated \$2.1 million sanitary sewer improvement project. The project would free up capacity for an estimated 1,000 new sanitary sewer connections in the northeast quadrant of Town and provide relief to the entire sanitary sewer collection system. He stated that there is lot of interest in development in the northeast area of town. The town has already had discussions with the potential developers in the area to create a "win-win" solution; however, the developers did not provide feedback on the project. Since, one developer has come forth and is willing to pay for the project, so long as the town agrees to a reimbursement agreement for expenses unrelated to his development. No terms of an agreement have yet been presented to the town. He covered the town's current ordinance and how it applies in this case and also covered different options that town had for paying for the project/reimbursement agreement. He also went over the details of recent discussions related to system development charges and capital surcharges the town could consider to help pay for future capital projects. Brad Hite turned the meeting over to board members for comments and the following comments were brought forth: How much would the interest rate in the agreement cost the town; which funds the town would pay for the reimbursement agreement out of; the urgency of entering an agreement; concern over what future development in the midst of the COVID-19 pandemic may look like; staying within the parameters of the town's current ordinance vs. changing the current ordinance; a short-term fix with a project on Woods Road; setting a precedent for future developers to seek similar reimbursement agreements when the town hasn't entered an agreement like this in the past; who should bare the risk, the development community or the town; the current housing market in the Fort Wayne area compared to the recession of 10-15 years prior; not wanting to lose the momentum the town has gained by building a wastewater treatment plant; supporting growth in town; the types of homes to be built and whether residents can afford them; other areas where development is being looked at in town; the impact the 2020 presidential election could have on the issue; and whether a vote was going to be taken.

Brad Hite provided a recap of discussion. With no action taken, Brad Hite made a motion to adjourn. Mark Burnworth seconded. The motion passed with a voice vote and the meeting adjourned at 6:16 p.m.

Attest:


Brad Hite
President


Ryan Schwab
Clerk Treasurer