

Town of Huntertown Utility Service Board Meeting Minutes for Monday, August 4, 2025
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Utility Service Board was held on Monday, August 4, 2025. The meeting was held at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Members in attendance were board members Tony Ramey, Dan Roy and Michael Stamets; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Jim Breckler, Jessica Hile and Derek Frederickson of Engineering Resources Inc, Michael Hawk of Hawk Haynie Kammeyer & Smith; four (4) members of the public and zero (0) members of the media. The meeting was livestreamed on the Town's YouTube Channel.

Tony Ramey called the meeting to order at 5:00 p.m. with the Pledge of Allegiance.

BOARD ACTION

Michael Stamets made a motion to approve the minutes of the June 30, 2025, meeting as presented. Dan Roy seconded. Motion carried 3-0.

Michael Stamets made a motion to conditionally approve a water service application for the Ridge at the Fens, Section I (35 lots) pending technical review and the project stays consistent with the current constructions start time requirement. Dan Roy seconded. Hannah Walker provided an overview of the application, noting that this application is for water connections only as all the sewer connections have previously been approved. At that time, construction was required to start within two years, however, the developer was granted an 18-month extension, which requires construction to begin by December 2025. After no further discussion, the motion carried 3-0.

Michael Stamets made a motion to conditionally approve a water service application for the Brook at the Fens, Section I (37 lots) pending technical review and the project stays consistent with the current constructions start time requirement. Dan Roy seconded. Hannah Walker provided an overview of the application, noting that this application is for water connections only as all the sewer connections have previously been approved. At that time, construction was required to start within two years, however, the developer was granted an 18-month extension, which requires construction to begin by December 2025. After no further discussion, the motion carried 3-0.

Michael Stamets made a motion to approve an amended sewer service application from SIH LLC/The Fens for 40 additional lots. Dan Roy Seconded. Hannah Walker informed the board that the original application called for 736 lots but was being increased by 40 lots to account for changes to approved plats. Tony Ramey asked that the minutes reflect that this increase is for sewer connections only. After no further discussion, the motion carried 3-0.

Michael Stamets made a motion to approve Pay Application No. 4 from R.G. Zachrich Construction in the amount of \$152,009.08 for work complete on the Serene Shores & Willow Ridge lift station improvements. Dan Roy seconded. Motion carried 3-0.

Michael Stamets made a motion to approve Change Order No. 2 from Krafft Water Solutions in a deducted amount of \$5,464.00 for work on the Carroll Road Septic Relief project. Dan Roy seconded. Motion carried 3-0.

Michael Stamets made a motion the final pay application to Krafft Water Solutions in the amount of \$11,016.15 for work complete on the Carroll Road Septic Relief project. Dan Roy seconded. Motion carried 3-0.

Michael Stamets made a motion to recommend the Huntertown Town Council to enforce the current Town Ordinance when administering connection fees to Northwest Allen County Schools for Willow Creek Middle School. Dan Roy seconded. Hannah Walker provided the council with an outline of fees that were quoted to Northwest Allen County Schools under the previous ordinance compared to what the cost would be to connect to the current ordinance. Under the previous ordinance, the school was charged one Equivalent Residential Unit (ERU) for the sewer area connection fee and sewer system development charge. Additionally, no system development charge for water was quoted as it did not exist in the previous ordinance. This provided the school a total quoted cost to connect at \$15,739. The new ordinance would charge the school district an estimated 37 ERU's for each the water system development charge, sewer area connection fee and sewer system development charge and bring the total connection cost to \$270,479.15. Walker added that the school was quoted this amount in early 2024, just before construction began. She also stated that she spoke with a representative of Northwest Allen County Schools earlier that day, who asked for the town to delay a vote until they can gather more information on this topic. Tony Ramey opened the floor for public comments. Brandon Seifert, Huntertown Town Council Vice-President and resident at 15470 Towne Gardens Court, said the school should be charged by the current ordinance. He does not want the town to get into a pattern of choosing which high-end users get to connect at a discounted rate or not. He said that since the town made local developers follow the ordinance earlier this year when they had prior contracts, the town must do the same with the school. Brian Brown, representing GRE Development at 10808 La Cabreah Drive, said the development group he works with has around 2,200 lots tied into different developments in Huntertown. He said the ordinance change in 2025 cost his development group an estimate \$8 million. He encouraged the council to follow the ordinance. Tony Ramey asked town attorney Mike Hawk what legal ramifications the town would face by not following the current ordinance. Hawk responded by saying the town would bring about more potential legal issues by not following the current ordinance. After no further discussion, the motion carried 3-0.

NEW BUSINESS

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

- Hannah Walker provided the council documents detailing oversizing costs and potential cost share amounts for the Dunton Road water and sanitary sewer main project. Upsizing would cost the town \$19,200 for water main oversizing and \$35,100 for sewer main oversizing. She requested the council approve the expenses contingent on a cost-share agreement with the homeowner. She said the town would pay for the cost in full and then be re-imbursed by the homeowner. Tony Ramey asked how the payback would be structured. Walker said those details would be laid out in the cost-share agreement. Ramey said he would like to see the cost-share agreement first, so long as it did not delay construction. Walker said the project was pegged to start in late September, so waiting until the September meeting to decide would not be a problem. After no further discussion, no action was taken.

OLD BUSINESS

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

REPORTS

Town Manager Hannah Walker had the following report:

- The water well field investigation is ongoing. More information will be provided at the next meeting. The Huntertown Water committee is meeting on August 14, 2025. A report from that meeting will also be presented at the next board meeting.
- Work will begin this month on the wastewater treatment plant phase 3 expansion project.

Clerk-Treasurer Ryan Schwab had no report.

Derek Frederickson of Engineering Resources had the following report:

- He handed out an updated summary of remaining capacity at the water treatment plant and wastewater treatment plant.

Michael Hawk had no report.

PUBLIC COMMENT

Jake Rhoades, a business owner at 2429 W. Shoaff Road, provided details regarding a water leak that impacted his business property and adjacent business property. He said that despite a leak being caused by a third-party contractor working on behalf of the town, the town is claiming no responsibility for the incident. He said a town employee told him that the town has no record of the water line being on the property. He added that he felt like he was treated as insignificant and that he had a heated discussion with the employee and hoped to see him at the meeting to apologize for his role in the argument. Tony Ramey asked what Rhoades was requesting of the town. Rhoades said he would like to be reimbursed for his cost to repair the line, he would like two connections, one for his business and one for the neighboring business to connect to the town's system, and for the town to commit to maintaining proper records of its water line. Walker said she was made aware of the situation and will follow up with the employee in question.

Allison Gudel, a resident at 818 Stockwillow Court, said she was watching the livestream of the meeting at home and felt the homeowners working with the town on the Dunton Road water/sewer main upsizing project were being misrepresented. She said there is a timeline and the board waiting until September to enter into an agreement with the homeowners could be costly to some homeowners. She said the homeowners have been waiting on Huntertown and that verbal agreement was given two weeks ago but Huntertown has not come back with a contract. Tony Ramey asked how long it would take to get a contract put together and if the board held a special meeting on Monday, August 18, 2025, to address this topic, could a contract be prepared in time. Mike Hawk said it would take about a week to draft. The board agreed to schedule a meeting for Monday, August 18, 2025, at 5 p.m.

After no further public comment was brought forth, Tony Ramey made a motion to adjourn. Michael Stamets seconded. Motion passed with a voice vote, and the meeting was adjourned at 6:00 p.m.

Attest:


Anthony Ramey
President


Ryan Schwab
Clerk Treasurer