

Meeting of the Town Council of Huntertown, Indiana
Monday, August 18, 2025, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Monday, August 4, 2025, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were town council members Michael Aker, Patricia Freck; Brad Hite (P); and Brandon Seifert; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Steven Cardenas, Jessica Hile and Derek Frederickson of Engineering Resources Inc.; Mike Hawk of Hawk Haynie Kammeyer & Smith; Patrick Rew of the Allen County Department of Planning Services; five (5) members of the public and zero (0) members of the media. Absent was council member Tina McDonald. The meeting was livestreamed on the Town's YouTube Channel.

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

COUNCIL ACTION

Patricia Freck made a motion to approve the minutes of August 4, 2025, regular meeting. Brandon Seifert seconded. Motion carried 4-0.

Michael Aker made a motion to approve the minute of August 18, 2025, Executive Session, noting that Darren Vogt needed to be added to those who attended. Patricia Freck seconded. Motion carried 4-0.

Brandon Seifert made a motion to approve the general, water, and sewer claims dated August 18, 2025, in the amount of \$1,346,879.94. Patricia Freck seconded. Motion carried 4-0.

Patricia Freck made a motion to secure payment from Northwest Allen County Schools for utility connection fees based on the town's current ordinance. Michael Aker seconded. Hannah Walker provided the council with an overview of the issue, noting that the school district should have paid its connection fees in 2024 under a different ordinance for a different amount. However, the pre-construction meeting in which fees are collected did not occur as there was no Town Manager hired at the time. The district is requesting to pay what it should have under the prior ordinance instead of what the current ordinance states. Utility Service Board President Tony Ramey and Town Council member Brandon Seifert each spoke on the issue, agreeing that the school should have to pay under the current ordinance. After no further discussion, the motion carried 4-0.

Brandon Seifert made a motion to introduce Huntertown Ordinance 2025-011, an Ordinance amending the town's floodplain ordinance. Patricia Freck seconded. Patrick Rew provided an overview of the ordinance, which repeals the flood plain language from the ordinance. A second ordinance will be presented to council to add in the new language. After no further discussion, the motion carried 4-0.

Michael Aker made a motion to consider Huntertown Ordinance 2025-011, an Ordinance amending the town's floodplain ordinance. Patricia Freck seconded. Motion carried 4-0.

Michael Aker made a motion to adopt Huntertown Ordinance 2025-011, an Ordinance amending the town's floodplain ordinance. Patricia Freck seconded. Motion carried 4-0.

Michael Aker made a motion to introduce Huntertown Ordinance 2025-012, an Ordinance concerning the flood hazards within the Town of Huntertown. Brandon Seifert seconded. Motion carried 4-0.

Michael Aker made a motion to consider Huntertown Ordinance 2025-012, an Ordinance concerning the flood hazards within the Town of Huntertown. Patricia Freck seconded. Motion carried 4-0.

Patricia Freck made a motion to adopt Huntertown Ordinance 2025-012, an Ordinance concerning the flood hazards within the Town of Huntertown. Brandon Seifert seconded. Motion carried 4-0.

Michael Aker made a motion to approve Change Order No. 10 for the Carroll Road Reconstruction project in the amount of \$175,749.38. Patricia Freck seconded. Motion carried 4-0.

Brandon Seifert made a motion to approve a professional engineering services agreement with Engineering Resources Inc in the amount of \$92,400.00 for the Apollo Drive street improvement project. Patricia Freck seconded. Motion carried 4-0.

Brandon Seifert made a motion to introduce Huntertown Ordinance 2025-009, an Ordinance to amend Chapter 154 of the Town of Huntertown Ordinance. Michael Aker seconded. Patrick Rew provided the council with an overview of the ordinance and provided some alternatives to some past issues council members had related to Accessory Dwelling Units (ADUs) and container homes. Rew suggested that the council consider limiting ADU's to lots sized larger than 18,000 square feet and any requests to put an ADU on a lot smaller than 18,000 square feet would require a special use permit. He suggested leaving the language as is for container homes since all container home requests would require a special user permit. After no further discussion, Brandon Seifert made a motion to amend his motion, adding the language that ADUs would only be permitted for lots larger than 18,000 square feet and all other requests would need to get a special use permit. Michael Aker seconded. Motion carried 3-0.

Michael Aker made a motion to consider Huntertown Ordinance 2025-009, an Ordinance to amend Chapter 154 of the Town of Huntertown Ordinance, as amended. Patricia Freck seconded. Patrick Rew advised the council not to continue to adopt the ordinance at this meeting and to allow the changes to happen at the county level. Once the changes are official at the county level, the ordinance will be brought back for adoption. After no further discussion, the motion carried 4-0.

NEW BUSINESS

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

OLD BUSINESS

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

REPORTS

Resource Officer Brandon Reichert had the following report:

- He provided the council with an update on the process for getting a third resource officer. The Department currently has four new officers training at the academy. The job will be posted once academy training is complete. A hire is now more likely for the end of the year.

Clerk-Treasurer Ryan Schwab had the following report:

- The 2026 budget workshop was completed on August 11, 2025. He has until Saturday, August 23, 2025, to make any changes. Form 3 (Notice to Advertise Public Hearing) must be posted on Gateway by that date. Michael Aker asked about including a budget for the Huntertown Family Park if and when it is needed for the town. Schwab said he would work with the town attorney to go over the process, but nothing for a park is budgeted for 2026.

Town Manager Hannah Walker had the following report:

- She provided an update on why the road closure at Old Lima Road was extended.
- She provided an update on the compost site at the town's street department building. The site is currently in compliance with the MS4 requirements, and the town is getting feedback from IDEM to get the site properly permitted with them.

Derek Frederickson of Engineering Resources had the following report:

- He noted that the water committee met on August 12, 2025. A full report on that meeting will be given to council at its September 2, 2025, meeting.

Mike Hawk of Hawk Haynie Kammeyer & Smith had no further report.

PUBLIC COMMENT

- Residents Megan Rogers and Ryan Miller of 1535 Fairway Court thanked Hannah Walker and the council for looking into the compost site concerns they brought to a prior meeting. Rogers asked about a timeline and expressed her desire to be informed. Walker said they are waiting for guidelines from IDEM, but she would be happy to provide her updates.

After no further public comment was brought forth, Patricia Freck made a motion to adjourn. Brandon Seifert seconded. The motion passed with a voice vote and the meeting adjourned at 7:15 p.m.

Attest:

Brad Hite
President

Ryan Schwab
Clerk Treasurer