

**Meeting of the Town Council of Huntertown, Indiana**  
**August 19, 2019 6:00 p.m.**  
**Huntertown Town Hall, 15617 Lima Road**

A meeting of the Huntertown Town Council was held on Monday, August 19, 2019 at 6:00 p.m. In attendance were council members Mike Aker, Patricia Freck, Gary Grant Brandon Seifert (P) and Mike Stamets. Also present was Clerk-Treasurer Ryan Schwab; Town Manager Beth Shellman; Town Engineer Derek Frederickson and Huntertown Resource Officer Kevin Surface. Also in attendance were eight (8) guests and one (1) reporter.

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

**COUNCIL ACTIONS**

Mike Stamets made a motion to approve the minutes from the August 5, 2019 regular. Patricia Freck seconded. Motion passed, 5-0.

Mike Aker made a motion to approve the general claims dated August 19, 2019 in the amount of \$87,849.08. Patricia Freck seconded. Motion passed, 5-0.

Mike Aker made a motion to approve Huntertown Resolution 19-015, a Resolution adopting the Fiscal Plan regarding the annexation of certain territory to the Town of Huntertown to be commonly known as the Communities at Talon's Reach Annexation Area. Gary Grant seconded. Steve Carter, a financial consultant representing Krohn & Associates, reviewed details of the fiscal plan; noted the increases in various revenue sources; noted the estimated cost in services to be provided; and stated the impact on overlapping taxing units would be minimal. Dr. Chris Himsel, Superintendent of Northwest Allen County Schools, thanked the council for providing the school with the fiscal plan as well as the opportunity to meet with Beth Shellman and Steve Carter. Himsel said that the school corporation also reviewed the figures and agreed that the tax impact would be minimal on the school district. He also hopes the two entities can continue to communicate and work together on annexation issues in the future. After no further discussion, the motion passed, 5-0.

Mike Aker made a motion to introduce Huntertown Ordinance 19-006, an Ordinance to annex certain territory of the Town of Huntertown to be commonly known as the Communities at Talons Reach Annexation Area. Patricia Freck seconded. Motion passed, 5-0.

Gary Grant made a motion to approve the following quotes: a) Lower Brothers in the amount of \$7,768.00 for insulation at the town utility shop, 1604 W. Cedar Canyons Road; b) Overhead Door Company in the amount of \$4,716.00 for two garage doors at the town utility shop; and c) John Deere for a not to exceed amount of \$10,000 for a salt spreader and sprayer. Patricia Freck seconded. Beth Shellman presented the council with a summary of bids asked for and received. Utility employee Randy Bailey discussed the need for each item purchased. Topics of discussion included: if H&H Sales issued a quote for the salt spreader; the warranty on the salt spreader; the need for the sprayer; if the expenses were budgeted for; and if any future purchases for the street department would be made in 2019. After no further discussion, the motion passed, 5-0.

Gary Grant made a motion to bid out the trash/recycling, attorney and engineering contracts for the Town of Huntertown. Mike Stamets seconded. Discussion included separating the three entities into separate motions and taking a separate vote; and seeking multi-year contracts for each. Gary Grant rescinded his motion.

Gary Grant made a motion to bid out the trash/recycling contract for 2020. Mike Aker seconded. Beth Shellman noted that the trash/recycling contract is already a 3-year contract. After no further discussion, the motion passed, 5-0.

Gary Grant made a motion to bid out the attorney contract for 2020. Mike Aker seconded. Patricia Freck said she was not in favor of bidding out the attorney contract, because the current attorney has a knowledge base that can't be replicated by another attorney. She also stated that the number of annexations that are pending are too important to just hand off to another attorney. Mike Stamets agreed, but also said that bidding the contracts may show them that they are already getting the best deal. Brandon Seifert said that bidding the contract would be a sign of doing due

diligence for the rate payers of Huntertown. After no further discussion, the motion passed, 4-1 (Stamets – Aye, Aker – Aye, Freck – Nay, Grant – Aye, Seifert – Aye).

Gary Grant made a motion to bid out the engineering contract for 2020. Mike Aker seconded. Patricia Freck said she was not in favor of bidding out the engineering contract because the current firm designed the wastewater treatment plant and continue to help with daily operations of the plant. After no further discussion, the motion passed, 4-1 (Aker – Aye, Freck – Nay, Grant – Aye, Stamets – Aye, Seifert – Aye).

Mike Aker made a motion to enforce a 12-month moratorium on permitting Sexually Oriented Businesses (SOB) in Huntertown. Gary Grant seconded. Brandon Seifert said he would like the moratorium to include the following SOB types: adult bookstores, adult cabaret, adult motion picture theaters, adult night clubs, adult novelty stores, adult video stores, nude or semi-nude studios or sexual encounter establishments as listed in the Huntertown Zoning Ordinance for any business that may want to reside within the town's corporate limits or areas of future annexation. He would also like the town to employ an outside attorney who specializes in these matters to strengthen the town's ordinance and remove any loopholes. Mike Aker agreed that the town needed to strengthen in its ordinances but did not feel an outside attorney was necessary. Mike Stamets said that if the town chose not to adopt what Allen County is considering to adopt, then any SOB would have to get approval for its zoning change through the council, thus a moratorium was not needed. Patricia Freck asked about the legal requirements to install a moratorium and if anyone had spoken with town attorney Dave Hawk on the topic. Beth Shellman said that there are no legal requirements for a moratorium and cited a recent moratorium on permits within the town's TIF district as an example. Mike Stamets suggested getting ordinances from other communities that the town could mirror. After no further discussion, the motion passed 3-2 (Freck – Nay, Grant – Aye, Stamets – Nay, Aker – Aye, Seifert – Nay).

Mike Aker made a motion to approve Huntertown Resolution 19-016, Code of Conduct for elected officials and their appointees. Mike Stamets seconded. Motion passed, 5-0.

Patricia Freck made a motion to approve payment in the amount of \$5,415.00 from Indiana Signworks for a welcome sign to be placed at the intersection of State Road 3 and Lima Road. Mike Aker seconded. Council members chose the color (blue) for the sign as well as the wording (Where the Community Supports Local Businesses) for the sign. Other topics of discussion included cost and location of the larger welcome signs, available funding for those signs; and the contributions from local eighth grade student Bailey Lothamer. After no further discussion, the motion passed, 5-0.

## **NEW BUSINESS**

Outside of items listed under Council Action, no new business was brought forth.

## **OLD BUSINESS**

Outside of items listed under Council action, no old business was brought forth.

## **REPORTS**

Patricia Freck reported that she has noticed and received comments from residents on families living in RVs or Campers on their own property. She was curious how other council members felt about the issue, if this was allowable, and what to do if the home was deemed livable. Mike Stamets noted that traveling and home renovation could be reasons for living in an RV/Camper. Beth Shellman noted that current town code allows for campers and RV's to be lived in for no more than six months. Resource Officer Kevin Surface said he has been made aware of the issue and has representatives from Allen County looking into it.

Gary Grant said he was contacted by local business owner Joe DePrisco about street lighting in the Lima Plank Industrial Park. DePrisco sought a grant from Indiana & Michigan Power, however the company only deals with municipalities for those grants and he asked if the town would pursue a grant on behalf of the Industrial Park. Beth Shellman said she would look into it.

Huntertown Resource Officer Kevin Surface had the following report:



- He has received calls about the traffic back-up at Huntertown Elementary School both before and after school. He has contacted the school's resource officer and is working on a plan for better traffic flow.

Clerk-Treasurer Ryan Schwab had the following report:

- He provided council members with paperwork detailing the proposed budget for 2020 at the August 5, 2019 meeting and asked for any questions and concerns. Gary Grant asked to budget for a second resource officer for the Town. Schwab said that the current contract doesn't expire until the end of 2020 and was planning to budget that expense for 2021. Grant said the need for another officer is prevalent now, and that the council should consider a new contract for 2020. While no action was taken, Schwab agreed to make the change in the budget for 2020. He will meet with the DLGF on Tuesday, August 27 and the budget information should be made public at that time. He also confirmed the date of the public hearing (September 16, 2019) and adoption meeting (September 30, 2019).

Outside of items listed under Council Action, Town Manager Beth Shellman had the following report:

- The Huntertown Historical Society has printed a book detailing the 150-year anniversary of the town. The town has purchased a book and it is available for viewing at the Town Hall.

Town Engineer Derek Frederickson had the following report:

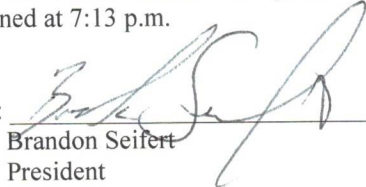
- The quarterly meeting for the Carroll Road project is taking place next week and he and Beth Shellman plan on attending.

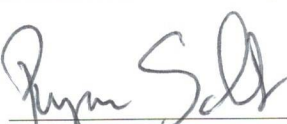
#### **PUBLIC COMMENT**

None were brought forth.

Gary Grant made a motion to adjourn. Patricia Freck seconded. Motion passed with a voice vote and the meeting adjourned at 7:13 p.m.

Attest:

  
Brandon Seifert  
President

  
Ryan Schwab  
Clerk Treasurer