

Meeting of the Town Council of Huntertown, Indiana
Monday, February 6, 2023, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Monday, February 6, 2023, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present at Town Hall were board members Patricia Freck, Brad Hite, Tina McDonald, and Brandon Seifert (P); Town Manager Beth Shellman; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Derek Frederickson of Engineering Resources Inc.; seven (7) members of the public and zero (0) members of the media. Board member Michael Aker attended the meeting via Zoom.

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

COUNCIL ACTION

Patricia Freck made a motion to approve the minutes from the January 17, 2023, regular meeting. Tina McDonald seconded. Motion carried 5-0.

Brad Hite made a motion to approve the General, Water and Sewer claims dated February 6, 2023, in the amount of \$1,085,378.87. Patricia Freck seconded. Motion carried 5-0.

Tina McDonald made a motion to approve the secondary plat for the Bluffs of Carroll Creek subdivision. Patricia Freck seconded. Motion carried 5-0.

Patricia Freck made a motion to approve a quote from Kenn Feld Group in the amount of \$7,296.79 for the purchase of two new lawn mowers and a quote from Kalida Truck Equipment Inc. in the amount of \$17,500.00 for the purchase of a High Country Snow Plow for the red dump truck. Tina McDonald seconded. Street Superintendent Randy Bailey discussed the need for all three pieces of equipment. Ryan Schwab said that the quoted costs came in under the estimated cost that was budgeted for each piece of equipment. After no further discussion, the motion carried 5-0.

Tina McDonald made a motion to approve a quote from H&H Sales with a not-to-exceed amount of \$50,000 for a 2023 Ford F350 4x4 chassis, noting that the general operating fund will pay for one-third of that total expense. John Hawkins, President of H&H Sales, noted that the quote was for the chassis only that a separate quote for the service body would be presented at a later time. He told the council that the price for the chassis could increase the longer the town waited to order it. He estimated the cost of the service body to be around \$27,000 and presented Beth Shellman a quote stating such. After no further discussion, the motion carried 5-0.

Patricia Freck made a motion to approve the use of the town's ARP funds for low pressure sewer improvements on Hathaway Road as presented, in the estimated amount of \$168,148.00. Tina McDonald seconded. Derek Frederickson provided the council with three alternatives to provide septic relief for homes that will be impacted by the Carroll Road reconstruction project. The first alternative was to install a gravity sewer line and one grinder station at a cost of \$176,713.33. The maintenance of the grinder station would be the responsibility of the homeowner whose property the station would be installed on. The second alternative was for a lift station and gravity sewer lines the town would maintain at a cost of \$160,300.50. The third alternative was for a low-pressure sewer system with a grinder station at each of the three properties at a cost of \$91,516.60. Like alternative one, the maintenance of the grinder stations would be the responsibility of the property owner. Derek Frederickson told the council that the Utility Service Board approved alternative two, as well as Hathaway Road work, at its meeting earlier in the night. Brandon Seifert asked if the homeowners in question were asked about voluntary annexation since they were going to be tied into the town's wastewater

collection system. When told they were not, Siefert said he did not want to vote until he knew if annexation of those homeowners was an option. Frederickson said that town attorney Dave Hawk advised those involved with the Carroll Road project not to pursue annexation at the risk of potentially holding up the timeline on the project. Frederickson said the project is set to be let in March and that any hold up could cause the town to lose INDOT's funding. Patricia Freck asked Beth Shellman if she could contact those homeowners and get answers before the next council meeting. She agreed. Frederickson suggested that the Hathaway Road work be separated from the Carroll Road work so the engineering on it could get underway. After no further discussion, the motion carried 5-0.

Patricia Freck made a motion to approve Huntertown Resolution 2023-006, a resolution accepting right-of-way dedication deed (Reinecke-Norris, LLC). Brad Hite seconded. Motion carried 5-0.

Tina McDonald made a motion to approve an administrative settlement in the amount of \$2,000 for the purchase of right-of-way from Messick Properties In LLC related to the Carroll Road project. Patricia Freck seconded. Motion carried 5-0.

Brad Hite made a motion to approve Huntertown Resolution 2023-007, a resolution appointing appraisers. Patricia Freck seconded. Motion carried 5-0.

Brad Hite made a motion to authorize Beth Shellman to sign a utility relocation agreement and letter to INDOT related to the Carroll Road project. Patricia Freck seconded. Derek Frederickson said that the letter is a standard INDOT issue letter for this stage of the project and it states that any unforeseen issues with the utilities during the project could be charged to the town for payment. Beth Shellman said she wasn't going to sign the letter and submit to INDOT without the council approval. Brandon Seifert shared concern about issues with the utility relocations being charged to the town. Frederickson assured the council that all utility relocation matters are already planned with INDOT, and this letter covers anything outside of those issues. After no further discussion, the motion carried 5-0.

Patricia Freck made a motion to grant a full access entrance off of Hunters Ridge Lane for the proposed Steppin' Up Physical Therapy location at the southeast corner of State Road 3 and Gump Road, adjacent to the town's old water plant facility. Tina McDonald seconded. Carolyn Spake-Leeper, senior broker with BND Commercial Real-Estate, provided the council with a site plan which includes access points to the facility from Hunter's Ridge Lane and Tally Ho Drive. The company anticipates the site being used for multiple medical related facilities. They have had communication with the adjacent business owners in the area regarding the plans. Beth Shellman noted that development has been stalled in the area because of suggested entrances not being allowed within 1,000 feet of the intersection. She said she spoke with Brian Sechler of the County Highway Department and he suggested the council vote on its wishes for the entry points. After no further discussion, the motion carried 5-0.

NOTE: Michael Aker left the meeting at 7:22 p.m. and did not participate in any further voting.

NEW BUSINESS

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

- Allen County Surveyor Mike Fruchey provided the council with information about a RAISE Grant to update stormwater master plan for Allen County. He does not anticipate asking the town to aid in funding but did ask the town to send a letter of support to Fort Wayne City Utilities. He said the current plan was established in 1972. He also addressed the council about work on the Cornerstone Program designed to locate and repair buried stone markers throughout the county.

OLD BUSINESS

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

REPORTS

Patricia Freck had the following report:

- She and Beth Shellman met with Alex Hall about adding public art spaces throughout town. Hall has suggested the town reach out to local business owners who may want to include art on their property. She also suggested putting together a budget for these projects. In conjunction, Beth Shellman said she is working on resurrecting the Huntertown Chamber of Commerce.

Resource Officer Brandon Reichert had the following report:

- He will be increasing speed enforcement as winter turns to spring.
- He has noticed an increase in crashes at the intersection of Shoaff road and SR3. He would like the town to consider a blinking four-way stop at the intersection.

Clerk-Treasurer Ryan Schwab had the following report:

- He asked council for permission to advertise a re-establishment of the Cumulative Capital Development (CCD) fund from \$.001 to \$.05. He would also like to reach out to Steve Carter of Krohn & Associates for the economic analysis related to the same. He is planning a Public Hearing for the March 6, 2023, meeting. Since the Public Hearing requires advertising dates, he did not want to start the process until the council agreed. The council has denied this in the past, but with the increase in utility and street projects that need funding, he advised the council that the additional revenue would be beneficial. The deadline to complete all requirements is May 31, 2023. Council gave verbal approval to proceed.

Town Manager Beth Shellman handed out a copy of her report and highlighted the following items:

- A ground breaking ceremony for the Pufferbelly Trail is scheduled for Tuesday, February 21, 2023 at 2 p.m. The ceremony will take place at Payton Park.
- A public hearing is planned for Thursday, February 16, 2023, for the Creekside Crossing subdivision, a 125-lot subdivision at the northeast corner of Shoaff Road and SR3. The plans call for some Town Home style buildings to be included on the north end of the property, away from view of SR3. Patricia Freck asked for the value of lots/home being proposed for the area. Shellman said she would get that information as well as information on the exact location and plans for the Town Homes and report back. The single-family homes are believed to be what should be visible from State Road 3.
- She thanked the board on behalf of the street department for the purchase of the vector truck last year. The team has already begun a maintenance program for jetting the town's sewer lines.

Derek Frederickson of Engineering Resources Inc. had no further report.


PUBLIC COMMENT

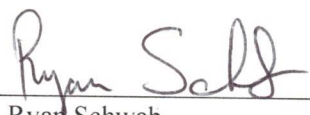
Dave Barrett, a resident at 3117 Killarney Place, asked what town officials knew about the plans for the Byron Health Center property, located at the northwest corner of Carroll Road and State Road 3. Beth Shellman said that the Allen County Commissioners own the property, which is zoned agriculture in the town's corporate limits. The county has not decided whether to sell or develop the property themselves. The town is hoping for commercial use at the site. Barrett expressed traffic concerns and said the space could be better utilized as a sports park with green spaces. Council members added plans for beautifying multiple areas of Huntertown.

Steve Harris, a resident at 12331 Shearwater Run and president of the Shearwater Community Association, said he would like to see the formation of a Neighborhood Community Association to bring together the various communities of Huntertown for roundtable discussions on topics pertinent to town.

After no further public comment was brought forth, Tina McDonald made a motion to adjourn. Patricia Freck seconded. The motion passed with a voice vote and the meeting adjourned at 7:48 p.m.

Attest:


Brandon Seifert
President


Ryan Schwab
Clerk Treasurer