

**Meeting of the Town Council of Huntertown, Indiana**  
**Monday, November 18, 2024, 6:00 p.m.**  
**Huntertown Town Hall, 15617 Lima Road**

A public meeting of the Huntertown Town Council was held on Monday, November 18, 2024, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were board members Michael Aker, Patricia Freck (P); Brad Hite, Tina McDonald and Brandon Seifert; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Street Superintendent Randy Bailey; Jim Breckler and Stephen Cardenas of Engineering Resources Inc; David Hawk of Hawk Haynie Kammeyer & Smith; Steve Carter of Krohn & Associates; Susan Reed of Crews & Associates; Bill Kreger of USI Consultants; six (6) members of the public and one (1) member of the media. Derek Frederickson of Engineering Resources attended via Microsoft Teams.

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

**COUNCIL ACTION**

Michael Aker made a motion to approve the minutes from the October 28, 2024, regular meeting. Tina McDonald seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve the general, water, and sewer claims dated September November 18, 2024, in the amount of \$646,697.73. Tina McDonald seconded. Motion carried 5-0.

Tina McDonald made a motion to introduce Huntertown Ordinance 2024-014, an Ordinance to fix salaries of elected and appointed officials and employees of the Town of Huntertown for fiscal year 2025. Michael Aker seconded. After discussion about the 5-percent increase across the board, Tina McDonald withdrew her motion.

Brad Hite made a motion to introduce Huntertown Ordinance 2024-014 with the following changes: remove the 5-percent increase for the elected Town Council and appointed utility service board and to check with State Board of Accounts to see if the elected Clerk-Treasurer can receive a raise even if the other elected officials do not. Tina McDonald seconded. Motion carried 5-0.

Michael Aker made a motion to approve Huntertown Resolution 2024-018, a Resolution adopting the fiscal plan regarding the annexation of certain territory to the Town of Huntertown to be commonly known as the 17834 Kell Road Voluntary Annexation. Brandon Seifert seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve Huntertown Resolution 2024-019, a Resolution adopting the fiscal plan regarding the annexation of certain territory to the Town of Huntertown to be commonly known as the Creekside Crossing Voluntary Annexation. Michael Aker seconded. Motion carried 5-0.

Michael Aker made a motion to approve the 2024 pavement asset management plan as presented. Brad Hite seconded. Motion carried 5-0.

Michael Aker made a motion to approve Change Order No. 6 for the Carroll Road Reconstruction project in the amount of \$55,782.20. Brandon Seifert seconded. Bill Kreger of USI Consultants provided the details of the change order, noting that an unmarked sewer line was hit. After no further discussion, the motion carried 5-0.

Tina McDonald made a motion to increase the not-to-exceed amount for town attorney David Hawk by \$15,000.00 to cover costs for the remainder of 2024. Michael Aker seconded. Motion carried 5-0.

Michael Aker made a motion to consider Huntertown Ordinance 2024-012, an Ordinance to annexing certain territory to the Town of Huntertown, Indiana to be commonly known as 17384 Kell Road Voluntary Annexation. Tina McDonald seconded. Motion carried 5-0.

Michael Aker made a motion to adopt Huntertown Ordinance 2024-012, an Ordinance to annex certain territory to the Town of Huntertown, Indiana to be commonly known as 17384 Kell Road Voluntary Annexation. Tina McDonald seconded. Motion carried 5-0.

Tina McDonald made a motion to consider Huntertown Ordinance 2024-013, an Ordinance to annex certain territory to the Town of Huntertown to be commonly known as the Creekside Crossing Voluntary Annexation. Brandon Seifert seconded. Motion carried 5-0.

Tina McDonald made a motion to adopt Huntertown Ordinance 2024-013, an Ordinance to annex certain territory to the Town of Huntertown to be commonly known as the Creekside Crossing Voluntary Annexation. Brandon Seifert seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve a quote from RRCH for the purchase of a shipping container for storage at the Water Treatment Plant in the amount of \$4,350.00. Tina McDonald seconded. Motion carried 5-0.

Brad Hite made a motion to approve a quote from Moore Promotions in the amount of \$473.13 for the purchase of tote bags to be distributed as a welcome gift for new residents. Michael Aker seconded. Motion carried 5-0.

Michael Aker made a motion to approve a quote from Truland Equipment in the amount of \$8,687.01 for the purchase of a salt spreader. Tina McDonald seconded. Motion carried 5-0.

## **NEW BUSINESS**

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

- Steve Carter of Krohn and Associates provided the council with an update on financing of water projects, to be known as the Waterworks Refunding Revenue and Revenue Bonds of 2025. He introduced Susan Reed of Crews & Associates, who the town will be using as Bond Counsel. Her presentation covered an overview of the company and its members participating in the underwriting of the bonds; the roles each entity has in the process, the types of financial options to consider, a preliminary analysis and an overview of current market conditions.
- Town Manager Hannah Walker proved the council with a proposal from Pulver Asphalt Paving Inc. in the amount of \$37,385.00 for the paving work to connect Tally Ho Drive's two current stub streets. She also provided a quote from LawnsPlus Landscaping in the amount of \$12,600 for the installation of bollards and landscaping between the two stub streets to prevent a connection. Council members would like time to review the proposals and discuss whether to connect the streets or add bollards to prevent the streets from being connected. After no further discussion, no action was taken.
- Hannah Walker provided the council with a proposal from New Venture Land Corporation and D.A. Brown Engineering Consultants for the proposed installation of a 3,959 feet trail in the proposed Fens subdivision, in lieu of sidewalks. The current plan for the subdivision calls for the installation of 2,790 feet of sidewalks Hand Road and Woods Road. Instead of installing sidewalks that would likely be taken out with future road widening projects, the development would like to install a trail through

the subdivision which will let out along Hathaway Road, adjacent to Carroll Middle School. The Town would be responsible for the addition 1,169 linear feet of trail at an estimated cost of \$35,070. The development would also like the town to pay an additional \$25,000 to cover the loss in sales value of two lots that will need to be reduced in size because of the trail. The total expense to the town would be \$60,070. Patricia Freck said that since the town recently approved the addition of 11 additional lots into the subdivision, the town should not have to pay for the lot reduction costs. Brad Hite said that if the town did pay for the lot reduction, he would want assurance from the developer that the costs of those lots would also reduce. Brandon Seifert said the development has some land that it cannot develop on that it would be willing to give to the town for potential water wells and the town should show good faith and pay for the lot reduction costs. He also wants the town to develop a sidewalk improvement fund for the development so that none of the exterior sidewalks would be built by the developer and those monies would be used to fund future road widening projects. After no further discussion, no action was taken.

- Hannah Walker presented the council with a farm lease agreement between the Town and Tanner Warner for the farming of town-owned property, formerly known as the Price property, off Trinity Street. Town Attorney David Hawk said there were two statutes that were applicable to this transaction and the document was not yet ready for approval.
- Hannah Walker provided the council with some material information on Economic Development Target Areas to review and consider acting on in the future.

## **OLD BUSINESS**

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

## **REPORTS**

Tina McDonald had the following report:

- A resident has requested the placement of a 3-way stop at the intersection of Old Lima Road and Woods Road. The concern is not related to speed as much as it is related to traffic management. Brandon Seifert said he agreed and that the stop signs would help when the park has large events. Hannah Walker said she would reach out about having a traffic study conducted at the intersection to see if it is warranted.

Resource Officer Brandon Reichert had no report.

Clerk-Treasurer Ryan Schwab had the following report:

- The Huntertown Redevelopment Commission approved its first annual spending plan. It will be presented to the council via email after some corrections to the document are made.

Outside of items listed under Council Action, Town Manager Hannah Walker had the following report:

- She thanked council members and members of the public for attending the All-in-Allen statue dedication at the Huntertown Family Park earlier in the day. The Town is looking into some fencing options for the statue.
- The Town's Community Crossings Matching Grant application for the Gemini Drive, Mercury Lane and Rabbit Run project has been approved.

Town Engineer Derek Frederickson had the following report:

- He emailed the council an update to the capacity of the water treatment plant and wastewater treatment plant.

Town Attorney David Hawk had no further report.

### **PUBLIC COMMENT**

Chandra Snyder, representing the Huntertown Chamber of Commerce, provided the council with an update on the Chamber, noting that it now has over 50 members. She asked the council if it would consider entering an agreement with the Chamber to pay for a part-time employee to assist with membership development, membership management and social media. She said the position would likely work 10-15 hours a week. Brandon Seifert asked the council to take a hard look at its own finances and future needs before agreeing to this, as the town does not even have its own employee for social media management. He wanted to ensure the town was using its own resources the right way before assisting others. Snyder then suggested the council help the Chamber purchase a marketing software program at \$2,500.00 in lieu of an employee. Seifert, who said he is favor of helping the Chamber, still would like the town to look inward first. After no further discussion, no action was taken.

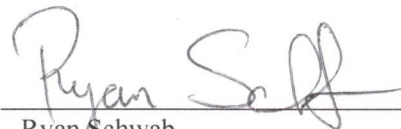
Brian Bracht, a resident at 1417 Verdigris Pass, asked the town to consider not paving Tally Ho Drive to connect the two adjacent neighborhoods. He suggested a removable bollard to allow emergency vehicles through but no other traffic. He cited an increase in traffic would be damaging to the streets and his HOA did not have the funding yet for street projects. He was told that since the town owns the streets, it would be responsible for any damage to the streets. He said he was unaware of that fact and that his HOA currently budgets 40-percent of its dues to road maintenance. Brandon Reichert said that seconds matter in emergency situations and the removable bollards would not save time. Bracht was also concerned about the increase in the amount of snow that would be pushed off the roads and if there would be a place for it. Street Superintendent Randy Bailey said adding pavement would not impact the snow removal. After no further discussion, no action was taken.

After no further Public Comment was brought forth, Tina McDonald made a motion to adjourn. Michael Aker seconded. The motion passed with a voice vote and the meeting adjourned at 7:59 p.m.

Attest:



Patricia Freck  
President



Ryan Schwab  
Clerk Treasurer