

**UTILITY BOARD/COMMON COUNCIL**

**Tuesday, May 13, 2025**

**5:30 P.M.**

The Common Council and Utility Board of the City of Huntingburg met in joint session on Tuesday, May 13, 2025 at the hour of 5:30 P.M. in the Council Chambers of the Huntingburg City Hall at 508 E. Fourth Street, Huntingburg, Indiana. Members Kissling, Bolte, McPherron, Wehr and Bounds were physically present. This meeting was opened to the public, and made available to members of the public and the media streamed through the City of Huntingburg's YouTube channel accessed via the City of Huntingburg's website. Also present were Mayor Elkins, City Attorney Schneider and Clerk-Treasurer Dippel.

Mayor Elkins called the meeting to order.

A motion was made by Kissling, seconded by McPherron and carried to approve the minutes of the April 22, 2025 regular meeting.

A motion was made by Bolte, seconded by Wehr and carried to approve the claims as presented.

The Mayor presented a Form CF-1, Compliance with Statement of Benefits Real Estate Improvements, from Wagon Works LP for the 56 apartments in three buildings plus a clubhouse/maintenance building, 84 parking spaces, fenced pet park and trash enclosures for Council determination as to a finding whether the Wagon Works LP is in substantial compliance with their Statement of Benefits for tax abatement (form SB-1) originally submitted.

A motion was made by Kissling, seconded by Bounds and carried to give the Mayor the authority to sign the CF-1 (as authorized member, and indicate Wagon Works LP is in substantial compliance with their SB-1).

A proposed ordinance was presented that would amend the zoning district and the zoning map for properties for Poplar Ridge development on the north side of the City. (Legal Description is Exhibit A)

A motion was made by Kissling, seconded by McPherron and carried to adopt Ordinance No. 2025-11 entitled:

**AN ORDINANCE CHANGING A ZONING DISTRICT AND AMENDING  
THE ZONING MAP UNDER TITLE 153 OF THE HUNTINGBURG MUNICIPAL  
CODE**

Upon call of roll for the adoption or rejection of Ordinance No. 2025-11 the vote being 5 ayes, 0 nays, in favor of adoption, Ordinance No. 2025-11 was duly passed and adopted this date at the hour of 5:44 P.M.

A proposed ordinance was presented that would amend the zoning district and the zoning map for properties for 7<sup>th</sup> Street development on the north side of the City near 7<sup>th</sup> Street and Van Buren Street. (Legal Description is Exhibit B)

A motion was made by Kissling, seconded by Wehr and carried to adopt Ordinance No. 2025-12 entitled:

**AN ORDINANCE CHANGING A ZONING DISTRICT AND AMENDING  
THE ZONING MAP UNDER TITLE 153 OF THE HUNTINGBURG MUNICIPAL  
CODE**

Upon call of roll for the adoption or rejection of Ordinance No. 2025-12 the vote being 5 ayes, 0 nays, in favor of adoption, Ordinance No. 2025-12 was duly passed and adopted this date at the hour of 5:51 P.M.

The Mayor presented a Proclamation from the Office of the Mayor proclaiming the week of May 12, 2025 as National Police Week in Huntingburg.

A proposed ordinance was presented to amend the schedule of fees for the Park and Recreation Department services and facilities.

A motion was made by McPherron, seconded by Bolte and carried to introduce Ordinance No. 2025-13 entitled:

**AN ORDINANCE AMENDING ORDINANCE NO. 2024-17  
ESTABLISHING A SCHEDULE OF FEES FOR USE OF SERVICES AND  
FACILITIES OF THE PARK AND RECREATION DEPARTMENT OF THE  
CITY OF HUNTINGBURG**

A motion was made by Wehr, seconded by Bolte and carried with unanimous consent to suspend the rules and consider the adoption of Ordinance No. 2025-13 at the same meeting it was introduced.

A motion was made by McPherron, seconded by Kissling and carried to adopt Ordinance No. 2025-13.

Upon call of roll for the adoption or rejection of Ordinance No. 2025-13 the vote being 5 ayes, 0 nays, in favor of adoption, Ordinance No. 2025-13 was duly passed and adopted this date at the hour of 5:56 P.M.

There was discussion on recent comments of the future of the Huntingburg Teenage Canteen building.

Attorney Schneider introduced attorney Taylor O'Bryan.

The Mayor updated the Council on the plan to pave 1<sup>st</sup> Street. He noted that use of contingency funds of the wastewater project will be looked into. He noted the street will need to be concrete, as before, due to soil conditions under the road. The water, storm water and sewer work under the road from Jackson Street to Highway 231 will need to be completed before paving is done. He noted that he will know a schedule in a couple of weeks.

There being no further business before the Council, a motion was made by Bolte, seconded by Wehr and carried to adjourn the meeting at 6:18 o'clock P.M.

  
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M. Neil Elkins  
Mayor

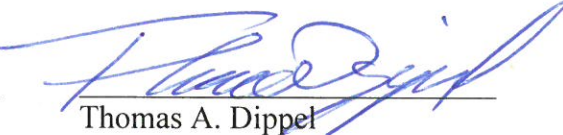
  
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Thomas A. Dippel  
Clerk-Treasurer

EXHIBIT A  
Poplar Ridge

Utility Board/Common Owners  
Tuesday May 13, 2025  
5:30 pm.

**Legal Description for QOZB, LLC – Docket #2025-02 (RZ)**

The property lies west of, and adjacent to, US231 and runs north of 19<sup>th</sup> Street approximately 1,425 feet. Lincoln Village and Drive is the western boundary.

The legal description of the property is:

Parcel numbers: 19-11-27-200-009.000-020  
19-11-27-200-009.001-020  
19-11-27-200-010.000-020  
19-11-27-200-011.000-020  
19-11-27-200-011.001-020

Pt of Section 27, T-2-S, R-5-W & Lots 1, 2 and 3 in S & S Properties  
First Addition

EXHIBIT B  
7th St.

Utility BOARD/Commun Council  
Tuesday May 13, 2025  
5:30 p.m.

**Legal Description for CHRK Rentals, LLC – Docket #2025-01 (RZ)**

Parcel number 19-11-34-204-520.000-020

Location: 702 North Van Buren Street (Northwest Corner of 7<sup>th</sup> Street & Van Buren Street. New 7<sup>th</sup> Street addresses will be assigned upon issuance of a building permit.