

**Meeting of the Town Council of Hometown, Indiana**  
**Monday, February 3, 2025, 6:00 p.m.**  
**Hometown Town Hall, 15617 Lima Road**

A public meeting of the Hometown Town Council was held on Monday, February 3, 2025, at Hometown Town Hall, 15617 Lima Road, Hometown, IN. Present were town council members Michael Aker, Brad Hite; Patricia Freck; and Brandon Seifert; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Derek Frederickson and Jessica Hile of Engineering Resources Inc.; Beth Johnson of USI Consultants; Jay Stankewicz of GAI Consultants; four (4) members of the public and zero (0) members of the media. Council member Tina McDonald, one (1) member of the public and one (1) member of the media attended via Microsoft Teams.

Brad Hite called the meeting to order at 6:07 p.m. with the Pledge of Allegiance.

**COUNCIL ACTION**

Brandon Seifert made a motion to approve the minutes from January 6, 2025, regular meeting. Patricia Freck seconded. Motion carried 5-0.

Michael Aker made a motion to approve the minutes from January 17, 2025, executive session. Patricia Freck seconded. Motion carried 5-0.

Michael Aker made a motion to approve the general, water and sewer claims dated February 3, 2025, in the amount of \$1,121,513.74. Patricia Freck seconded. Motion carried 5-0.

Patricia Freck made a motion to approve Change Order No. 3 for the Carroll Road reconstruction project as presented. Michael Aker seconded. Beth Johnson with USI Consultants provided the council with an overview of the change order which totaled \$11,137.14 in additional costs. The cost included movement of a utility structure 25-feet as well as the placement of temporary pavement markings. No time was added to the contract. After no further discussion, the motion carried 5-0.

Patricia Freck made a motion to approve Supplemental Agreement No. 1 with GAI Consultants for right-of-way services for the Carroll Road Roundabout project as presented. Michael Aker seconded. Jay Stankewicz of GAI Consultants provided the council with an overview of the agreement, noting that it increased the cost of right-of-way acquisition by \$4,465.00. The town would be responsible for 20 percent of that cost, which totals \$933.00. After no further discussion, the motion carried 4-0. (NOTE: Technical issues caused council member Tina McDonald to drop off the stream of the meeting at 6:17 p.m. She returned at 6:25 p.m. and missed roll call for the one above mentioned vote.)

Michael Aker made a motion to approve engagement letters from Crews & Associates (underwriting) and Krohn & Associates (financial analysis) for the Sewage Works Revenue Bonds, Series 2025 as presented, including a not-to-exceed amount of \$60,000 for the Krohn & Associates agreement. Brandon Seifert seconded. Motion carried 5-0.

Patricia Freck made a motion to approve the low bid of \$1,976,892.00 to Pulver Asphalt & Paving for the Community Crossings Matching Grant 2024-02 project. Brandon Seifert seconded. Motion carried 5-0.

Michael Aker made a motion to approve Pay-application No. 7 to Mason Engineering for the WTP firm capacity project in the amount of \$18,271.07. Patricia Freck seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve Supplemental Agreement No. 1 with Engineering Resources Inc. for the Kell Road Bridge project in the not-to-exceed amount of \$13,515.00. Patricia Freck seconded. Motion carried 5-0.

Michael Aker made a motion to approve Huntertown Resolution 2025-002, accepting right-of-way dedication deed. Brandon Seifert seconded. After discussion, the motion was tabled to allow Hannah Walker to get more information about how much of the property located near this right-of-way is owned by the town and whether the right-of-way needs to be dedicated.

Michael Aker made a motion to donate \$1,500 to the Carroll Oak Community Association to help pay for a new entrance sign. Patricia Freck seconded. Hannah Walker told the council that this request came from E&B Paving as a goodwill gesture for some of the headaches associated with the Carroll Road reconstruction project. Walker said that despite the sign not being re-located or damaged as part of the project, E&B Paving wanted to partner with the town on a 50-50 cost share for a \$3,000 donation to the Community Association because of various delays in the project as a result of utility relocation. After no further discussion, the motion carried 5-0.

Patricia Freck made a motion to nominate Tina McDonald for Vice-President of the Town Council. McDonald accepted the nomination. Michael Aker made a motion to nominate Brandon Seifert Vice-President of the Town Council. Seifert accepted the nomination. Ryan Schwab said that since a motion at the January 6 meeting to nominate Seifert was defeated via 2-1 vote, Roberts Rules of Order suggests that the motion for Seifert should be to renew the previous motion that was defeated. Seifert said that outside legal counsel informed him that he did not have to do that, and the regular process should still apply. Brad Hite said that he also had conversation with outside legal counsel and was willing to move forward with the motions on the floor. After no further discussion, the motion to nominate Tina McDonald was defeated 2-3 (Freck – Aye, McDonald – Aye, Seifert – Nay, Aker – Nay, Hite – Nay). The motion to nominate Brandon Seifert carried 3-2 (McDonald – Nay, Seifert – Aye, Aker – Aye, Freck – Nay, Hite – Aye).

NOTE – Tina McDonald left the meeting at 6:50 p.m. and did not participate in the remaining votes.

Patricia Freck made a motion to consider Huntertown Ordinance 2025-001, an ordinance to amend Huntertown Ordinance 2024-014, to fix salaries for elected and appointed officials and employees of the Town of Huntertown for fiscal year 2025. Michael Aker seconded. Motion carried 4-0.

Michael Aker made a motion to adopt Huntertown Ordinance 2025-001, an ordinance to amend Huntertown Ordinance 2024-014, to fix salaries for elected and appointed officials and employees of the Town of Huntertown for fiscal year 2025. Brandon Seifert seconded. Motion carried 4-0.

Brandon Seifert made a motion to rescind an approved application to INDOT for radar speed signs in the amount of \$5,250.00. Patricia Freck seconded. Hannah Walker noted that the town applied to a federal grant program for the two speed signs and was approved. However, after learning about the grant requirements following the award, she said that the cost associated with some of the reporting would cost the town more than the signs themselves and the town would be better off purchasing the signs without the grant. After no further discussion, the motion carried 4-0.

## **NEW BUSINESS**

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

- Hannah Walker presented the council with a quote from Carrier & Gable for school zone flashing signs on Hathaway Road near Aspen Meadow Elementary School. The cost is \$14,100.00 and would be split 50-50 with Northwest Allen County Schools. Brandon Seifert would like to have the Town's Redevelopment Commission consider payment for these signs.

## **OLD BUSINESS**

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

- Derek Frederickson introduced the topic of utility fees for multi-family housing units in Hometown. He states that the town's sewer and water ordinances do not assess fees the same way and switching the water fees from a per lot basis to a per ERU basis would create an increase in revenue for the town when these types of developments are considered. Brandon Seifert suggested that an administrative work session of the council would be in order to discuss things further. He would like to discuss implementing larger fees for larger users as a whole, not just multi-family housing units.
- Derek Frederickson introduced the topic of the Carroll Road Reconstruction project, notably the design of the roadway improvements. He and his team put a timeline of events together that led to the design of what was constructed this fall and winter. Brandon Seifert said he would like to discuss this further in an administrative work session as well.

## **REPORTS**

Brandon Seifert had the following report:

- He is growing concerned with groups buying homes in mass and renting them instead of allowing them to be purchased. Cities and towns all over the state have begun changing their ordinances to prevent this. He is going to continue to research this topic and report back to the council at a future meeting.

Brad Hite had the following report:

- He thanks Michael Aker and Patricia Freck for agreeing to sit on the interview committee for the Utility Office Manager opening. He said it will be difficult for the town to replace the knowledge of its longest tenured employee who is retiring on March 1.

Resource Officer Brandon Reichert had no report.

Clerk-Treasurer Ryan Schwab had the following report:

- He is finalizing the 2024 Annual Financial Report and should have the report ready for approval at the February 18, 2025, meeting.
- He reported that all required tax documents – included employee W2 and vendor 1099 documents - were mailed prior to the January 31 deadline.
- He reported that the town closed on a \$9,380,000 bond for the water utility on January 30, 2025. The town received approximately \$7.88 million to aid in the construction of a new water tower and water main extension.

Town Manager Hannah Walker had the following report:

- M&S Excavating has asked if the town is still interested in a demolition quote for the town owned home at 2313 Trinity Street. Brad Hite said that the fire department would likely be done training inside the home at the end of February. Walker said she will seek a quote.
- She said there is interest from local farmers in farming town owned property west of Trinity Street, formerly known as the Price property. Walker said the town would have to request quotes, but only individuals with adjacent land would qualify. That limited the potential quotes to just two. Brad Hite said he was concerned about the rejuvenation of soil if the town wanted to do something with the property in the future. Patricia Freck asked if the town could hire summer/season help to mow the property. Walker said the mowing has to be done with a tractor, not a traditional mower, something we would want our seasoned workers to operate.

Town Engineer Derek Frederickson had the following report:

- He provided the council an update on the capacity of the water treatment plant and wastewater treatment plant.
- He presented the council with information on current utility connection rates pertaining to high density multifamily developments. He would like to have a discussion in the future about how the town would like to handle charges for those developments in the future.

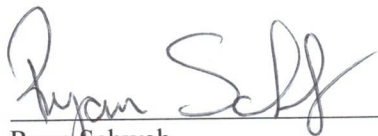
#### **PUBLIC COMMENT**

None were brought forth.

Brandon Seifert made a motion to adjourn. Patricia Freck seconded. The motion passed with a voice vote and the meeting adjourned at 7:34 p.m.

Attest:

  
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Brad Hite  
President

  
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Ryan Schwab  
Clerk Treasurer