

Meeting of the Town Council of Hometown, Indiana
Monday, April 7, 2025, 6:00 p.m.
Hometown Town Hall, 15617 Lima Road

A public meeting of the Hometown Town Council was held on Monday, April 7, 2025, at Hometown Town Hall, 15617 Lima Road, Hometown, IN. Present were town council members Michael Aker, Patricia Freck; Brad Hite (P) Tina McDonald; and Brandon Seifert; Town Manager Hannah Walker; Resource Officer Brandon Reichert; Jim Breckler and Jessica Hile of Engineering Resources Inc.; Mike Hawk of Hawk Haynie Kammeyer & Smith; Beth Johnson of USI Consultants Inc.; eleven (11) members of the public and zero (0) members of the media. One (1) member of the public and one (1) member of the media attended via Microsoft Teams. Clerk-Treasurer Ryan Schwab absent.

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

PUBLIC HEARING

A Public Hearing for Hometown Ordinances 2025-003, an Ordinance amending ordinance No. 05-015, as amended, to amend the system development charge for new water connections to Hometown's municipal water system and 2025-004, an Ordinance to amend Hometown Ordinance No. 2022-002, and amend the system development charge for the ERU to be conveyed to the Hometown Sewer Utility, were held. Hannah Walker provided an overview of the Ordinances, and the floor was opened to public comment.

Ric Zehr, a developer with a business at 1808 La Cabreah Drive, Fort Wayne, shared his concern with Hometown Ordinance 2025-005, noting that the ordinance would assess the charge to the developer at the beginning of development rather than the builder at the time of connection. He is supportive of the language change from connection/lot to ERU in the ordinances.

After no further discussion, the Public Hearing was closed, and the regular meeting was reconvened.

COUNCIL ACTION

Brandon Seifert made a motion to approve the minutes of March 17, 2025, regular meeting. Tina McDonald seconded. Motion carried 5-0.

Tina McDonald made a motion to approve the general, water, and sewer claims dated April 7, 2025. Michael Aker seconded. Motion carried 5-0.

Tina McDonald made a motion to donate \$8,000 to the Hometown Heritage Days Festival committee for 2025 festival fireworks. Patricia Freck seconded. Motion carried 5-0.

Patricia Freck made a motion to approve Pay-Application No. 8 in the amount of \$79,553.32 to Mason Engineering for work completed on the WTP Firm Capacity project. Michael Aker seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve a quote from D&L Tree in the amount of \$5,300 for tree limb removal in town right-of-way. Tina McDonald seconded. Motion carried 5-0.

Patricia Freck made a motion not to adjust a utility bill for a resident at 15435 Oak Street as a result of a frozen pipe. Tina McDonald seconded. Patricia Freck expressed concern about a potential lawsuit. Mike Hawk said it was unlikely to proceed that way. Hannah Walker said the utility office would work with the resident on a payment plan. After no further discussion, the motion carried 5-0.

Patricia Freck made a motion to engage USI Consultants in contract negotiations for Carroll Road Roundabout Construction Inspection services. Tina McDonald seconded. Hannah Walker provided an overview of the INDOT scoring results and noted that USI was the highest scoring firm. After no further discussion, the motion carried 5-0.

Michael Aker made a motion to adopt Huntertown Ordinance 2025-002, an Ordinance Annexing Certain Territory to the Town of Huntertown, Indiana to be commonly known as the Fens, Phase I, voluntary annexation. Patricia Freck seconded. Motion carried 5-0.

Michael Aker made a motion to consider Huntertown Ordinance 2025-003, an Ordinance amending ordinance No. 05-015, as amended, to amend the system development charge for new water connections to Huntertown's municipal water system. Patricia Freck seconded. Motion carried 5-0.

Michael Aker made a motion to adopt Huntertown Ordinance 2025-003, an Ordinance amending ordinance No. 05-015, as amended, to amend the system development charge for new water connections to Huntertown's municipal water system. Brandon Seifert seconded. Motion carried 5-0.

NEW BUSINESS

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

- Jessica Hile provided the council with the bid tabulations for the Huntertown Wastewater Plant Expansion Phase 3 project. Hile said the firm is vetting the contractor and sub-contractors for the project and a special meeting of the Utility Service Board has been scheduled for April 21, 2025, to award the project.
- The 2024 Huntertown Redevelopment Commission Annual Report was presented. No action was taken.
- Hannah Walker presented the council with a quote from Asphalt Authority in the amount of \$4,393.68 for asphalt improvements at Huntertown Town Hall. Council members said they would like to see more quotes before choosing.
- Hannah Walker presented a draft letter from the council to the Allen County Zoning Hearing Officer and a draft letter to the Allen County Plan Commission regarding the proposed Tesaro Town Homes development. Walker provided an overview of the comments and council provided verbal approval to submit the letters.

OLD BUSINESS

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

- Huntertown Ordinance 2025-004, an Ordinance to amend Huntertown Ordinance No. 2022-002, and amend the system development charge for the ERU to be conveyed to the Huntertown Sewer Utility was tabled to give council more time to consider the fee assessment; whether it should be charged to the developer at the beginning of the project or to the builder at the time of connection.
- Hannah Walker re-introduced a request from the developer of the Fens to install an asphalt trail through the subdivision instead of sidewalks required. The installation of the trail would require

town funding for a portion of the trail. Walker said the developer needs an answer by May. No action was taken.

- Brad Hite would like to see the final outcome of Senate Bill 1 and its impact on Huntertown before making any decisions related to economic development and potential changes to tax abatements in Huntertown.

REPORTS

Resource Officer Brandon Reichert had the following report:

- He is saying more activity with the warmer weather and will ramp up monitor activity in the subdivision.

Clerk-Treasurer Ryan Schwab was absent.

- Brad Hite asked Hannah Walker about the purchase of the OWL Camera for livestreaming meetings. Hannah Walker had no details to provide.

Town Manager Hannah Walker had the following report:

- She asked council to seek legal opinion related to the proposed Huntertown Zoning technical amendments that were presented at the last meeting. Council said legal opinion was not necessary.
- She updated the council on a request from the developers of Broad Acres to install an 8-foot-wide asphalt trail along Hand and Woods Road rather than a five-foot concrete sidewalk. Council had no issue with the change.
- She provided an update on the farm lease contract agreement which should be ready for the next council meeting.
- She provided an update on the implementation of performance reviews for town staff.

Jim Breckler of Engineering Resources had the following report:

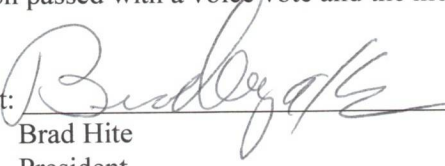
- He provided the council with an updated capacity list for the water and wastewater treatment plants.
- Brandon Seifert asked for an update on the status of a potential connection with Fort Wayne City Utilities for peak flow events. Hannah Walker said the town has asked for a meeting and is waiting on a response from City Utilities.

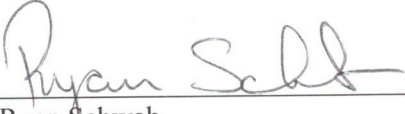
PUBLIC COMMENT

Ron Turpin, new Commissioner for Allen County, introduced himself and said he is excited about working with Huntertown.

After no further public comment, Michael Aker made a motion to adjourn. Patricia Freck seconded. The motion passed with a voice vote and the meeting adjourned.

Attest:


Brad Hite
President


Ryan Schwab
Clerk Treasurer