



HUNTERTOWN TOWN COUNCIL MEETING AGENDA

Monday, December 1, 2025, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road, Huntertown, IN 46748

Call meeting to order with the Pledge of Allegiance

PUBLIC HEARINGS

- Huntertown Ordinance 2025-015 – Annexing Certain Territory to the Town of Huntertown
- Huntertown Ordinance 2025-016 – Additional Appropriation

Approval of Meeting Minutes

- November 17, 2025, Regular Meeting

Approval of Claims (General, Water, Sewer) & Payroll

- December 1, 2025

NEW BUSINESS

- Huntertown Ordinance 2025-016 – Additional Appropriation
- Huntertown Ordinance 2025-017 – Salary Ordinance
- Huntertown Ordinance 2025-018 – Rezoning 1519 Carroll Road
- 2026 Meeting Schedule

OLD BUSINESS

- Huntertown Family Park playground donation request
- BS&A software upgrade purchase

REPORTS:

- Council Members
- Resource Officer(s)
- Clerk-Treasurer
- Town Manager
- Engineer
- Attorney

PUBLIC COMMENTS – Please keep comments to three (3) minutes.

ADJOURNMENT - Next Town Council Meeting is Monday, December 15, 2025

Meeting can be streamed online at www.youtube.com/@TownofHuntertownIndiana

Please Note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that may be brought up for discussion.

HUNTERTOWN ORDINANCE NO. 25- 015

**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO
THE TOWN OF HUNTERTOWN, INDIANA**

WHEREAS, a Petition and Consent was received and filed on October 31, 2025, that requested that the Town of Huntertown adopt an Ordinance annexing to the Town of Huntertown, Indiana, certain land located outside of but contiguous to the Town of Huntertown, Indiana; and,

WHEREAS, said Petition and Consent was signed by the one hundred percent (100%) of the owners of the land in the territory sought to be annexed; and,

WHEREAS, following publication of a notice of the public hearing on November 7, 2025, the Town Council conducted a public hearing on December 1, 2025, regarding the proposed annexation to which no objection was made.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Huntertown, Indiana, that:

Section 1. That the following described territory be and the same is hereby annexed to, and made a part of, the Town of Huntertown, Indiana, to-wit:

Part of the Southwest Quarter of Section 4, together with part of the Southeast Quarter of Section 5, all in Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Section 4, being marked by a #5 rebar; thence North 88 degrees 08 minutes 38 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of the Southwest Quarter of said Section 4, a distance of 214.84 feet to a survey nail at the point of intersection of said South line with the centerline of West Road; thence North 00 degrees 40 minutes 05 seconds West, on and along said centerline, a distance of 1.00 feet; thence North 01 degrees 46 minutes 03 seconds West, continuing on and along said centerline, a distance of 347.32 feet to a survey nail at the Southeast corner of a 5.461 acre tract of real estate described in a deed to Caspian Development, LLC, in Document Number 2023054062 in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees 13 minutes 57 seconds West, on and along a South line of said 5.461 acre tract, a distance of 250.00 feet to a #5 rebar at a South corner thereof; thence North 01 degrees 46 minutes 03 seconds West, on and along a West line of said 5.461 acre tract, a distance of 87.68 feet to a #5 rebar at a South corner

thereof; thence South 89 degrees 54 minutes 32 seconds West, on and along a South line of said 5.461 acre tract, a distance of 329.23 feet to a #5 rebar at the Southwest corner thereof, also being a North corner of a 28.59 acre base tract of real estate described in a deed to Caspian Development, LLC, in Document Number 2022054204 in the Office of said Recorder; thence South 87 degrees 54 minutes 33 seconds West, on and along a North line of said 28.59 acre base tract, a distance of 1242.40 feet to a wood post at a North corner thereof; thence South 06 degrees 03 minutes 10 seconds West, on and along a West line of said 28.59 acre base tract, a distance of 150.00 feet to a #5 rebar at a North corner thereof; thence South 88 degrees 12 minutes 52 seconds West, on and along a North line of said 28.59 acre base tract, a distance of 653.00 feet to a #5 rebar at the Northwest corner thereof; thence South 01 degrees 38 minutes 39 seconds East, on and along a West line of said 28.59 acre base tract, a distance of 285.29 feet to a #5 rebar at the Southwest corner thereof, being a point on the South line of the Southeast Quarter of said Section 5; thence North 88 degrees 21 minutes 16 seconds East, on and along said South line, a distance of 2280.63 feet to the point of beginning, containing 22.349 acres of land, subject to legal right-of-way for West Road, and subject to all easements of record.

Section 2. That governmental and proprietary services will be provided to the above-described territory in a manner consistent with the written Fiscal Plan for the territory developed by O.W. Krohn & Associates, LLP. Said Plan was examined by the Town Council of the Town of Huntertown and has been approved and adopted by the Town Council by resolution. Two copies of said plan are on file in the Town Hall of the Town of Huntertown and are available for inspection as required by law.

Section 3. That, after adoption, this Ordinance shall be published as provided for in I.C. § 36-4-3-7, and the above-described territory shall become a part of the Town of Huntertown thirty (30) days after its publication pursuant to I.C. § 5-3-1 upon completion of the filings required by I. C. § 36-4-3-22, or on January 1, 2025, whichever is later. In the event of litigation challenging this Ordinance, the territory shall become part of the Town of Huntertown, Indiana, following the final decision resolving any remonstrance, but not before January 28, 2026.

This Ordinance is adopted this 15th day of December 2025.

HUNTERTOWN TOWN COUNCIL

By: _____
Brad Hite, President

By: _____
Brandon Seifert, Vice President

By: _____
Patricia Freck, Council Member

By: _____
Mike Aker, Council Member

By: _____
Tina McDonald, Council Member

ATTEST:

Ryan Schwab
Clerk-Treasurer

**ANNEXATION FISCAL PLAN
FOR THE
TOWN OF HUNTERTOWN, INDIANA**

**CASCATA BLUFFS
ANNEXATION AREA**

NOVEMBER 26, 2025

Prepared by:

KROHN
— ASSOCIATES —
CPAS AND CONSULTANTS

INTRODUCTION

The following fiscal plan (the “Fiscal Plan”) is for the proposed 100% voluntary annexation under IC 36-4-3-5.1 of one parcel bordered by the existing corporate limits to the north and west (the “Annexation Area”). The Annexation Area is adjacent to the Town of Huntertown (the “Town”). The requirements of the Indiana Code mandate the development and adoption of a written Fiscal Plan and the establishment of a definite policy by resolution of the Town Council. Pursuant to Indiana Code Section 36-4-3-13(d), the Fiscal Plan will include the following:

1. The cost estimates of planned services to be furnished to the territory to be annexed;
2. The method or methods of financing the planned services;
3. The plan for the organization and extension of services;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density;
5. That services of capital improvement nature, including street construction, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures and planning criteria;
6. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies for four (4) years after the effective date of the annexation;
7. The estimated effect the proposed annexation will have on municipal finances for four (4) years after the effective date of the annexation; and
8. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation.

INTRODUCTION

(Cont'd)

9. A list of all parcels of property in the annexation territory and the following information regarding each parcel:

- The name of the owner of the parcel;
- The parcel identification number;
- The most recent assessed value of the parcel; and
- The existence of known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. This Fiscal Plan was developed through the cooperative efforts of the Town's various administrative staff, engineer, attorney and O.W. Krohn & Associates LLP. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the Town for purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the Town Council.

AREA DESCRIPTION

Location, Area Size and Contiguity

The proposed Annexation Area is located on the north and west of the existing Town boundaries and is north of the Cascata residential development and west of West Road. A legal description is included with the Annexation Ordinance. The Annexation Area totals approximately 22.349 acres. At least 1/8th of the external boundaries of the Annexation Area are contiguous to the existing corporate boundaries of the Town. The Annexation Area consists of undeveloped agricultural land.

Current Land Use

The Annexation Area consists of undeveloped agricultural land. The development plan includes the build out of 15 residential lots within the Annexation Area.

Zoning

The existing zoning for the parcel is Agricultural. The annexation area will be rezoned to R-1 Residential.

Current Population

The current estimated population of the Annexation Area is zero and is anticipated to increase by 42 as a result of future development.

Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$40,300. This represents the assessed value as of January 1, 2024 for taxes payable in 2025.

Plan for the Area

The plan for development within the Annexation Area is the build-out of 15 residential lots over the next 5 years at an average assessed value of \$750,000 per home.

NON-CAPITAL SERVICES

The current standard and scope of non-capital services being delivered within the Town and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to the services that are currently provided within the existing Town's municipal boundary.

The Town will provide all non-capital services to the Annexation Area within one (1) year after the effective date of annexation regardless of topography, patterns of land use, and population density.

Police Protection

The Allen County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. The Town of Huntertown does not have its own police department and contracts with Allen County to have dedicated officers cover the Town boundaries. The Town anticipates that the Annexation Area will not increase the cost of providing police protection.

Fire Protection and Emergency Medical Services

The Annexation Area is currently served by the Northwest Allen County Fire Protection District which is funded through the Allen County budget. The District provides fire protection and emergency medical services. This fire department is a modern, well-equipped department with a variety of special purpose firefighting vehicles and equipment. The costs for fire protection are not anticipated to increase as a result of the annexation.

NON-CAPITAL SERVICES

(Continued)

Street Maintenance

All non-capital services of the Huntertown Street Department will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Huntertown Street Department will be responsible for the maintenance and snow and ice removal of the streets in the Annexation Area. The Annexation Area will add an additional 0.325 road miles that will require maintenance. Currently the Town has approximately 70 road miles of streets.

Trash Collection and Recycling

The Town of Huntertown maintains a contract with Republic Services for the trash collection and recycling services to residents. Huntertown residents pay Republic Services based on the contracted price. Therefore, there will be no additional cost to the Town to have these services provided to the Annexation Area.

Street Lighting

The Annexation Area does not currently have any streetlights. Any construction of streetlights within the development will be the responsibility of the developer and the cost of maintenance will be the responsibility of the HOA. There is no additional cost to the Town of Huntertown to maintain streetlights.

Governmental Administrative Services

The Town does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the Town's offices and departments. The Town Administration currently includes a five (5) member Town Council, a Clerk-Treasurer, a three (3) member Utility Service Board, Town Manager and a Town Attorney. All non-capital services of the administration of the Town will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

CAPITAL IMPROVEMENTS

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of service in the same manner as services that are currently provided within the existing Town's corporate limits.

The Town will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the Town regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state, and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective January 28, 2026, but no later than December 31, 2026.

Water Service

The Huntertown Municipal Water Utility (the "Water Utility") will provide water service to the area and has the capacity and capability to serve the Annexation Area for any additional future connections. If applicable the Developer will be responsible for extending services to each subdivided property within the Annexation Area. For any additional connections, to the extent necessary, all capital services of the Water Utility will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to the areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria. All new connections will be required to pay connection fees, permit fees and system development charges assessed by the Town.

Wastewater Service

The Huntertown Municipal Wastewater Utility (the "Wastewater Utility") will provide wastewater service to the area and has the capacity and capability to serve the Annexation Area for any additional future connections. If applicable the Developer will be responsible for extending services to each subdivided property within the Annexation Area. For any additional connections, to the extent necessary, all capital services of the Wastewater Utility will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to the areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria. All new connections will be required to pay connection fees, permit fees and system development charges of the Town

Storm Drainage

These services are administered by Allen County. Allen County will continue to provide storm water services to the Annexation Area

Street Construction

The Annexation Area is adjacent to West Road, the portion of which is already maintained by the Town of Huntertown. The development contemplates the construction of approximately 0.325 miles of new roads.

FISCAL IMPACT

As a result of this annexation, the assessed value for the Town will increase by \$40,300 with additional growth of \$11,250,000 anticipated over the next five years. Property tax controls instituted by the 2002 Indiana General Assembly limit the Town to a property tax levy increase equal to the six-year average non-farm income (4.0% for 2025 budget year) annually for most funds. The net impact of increasing the Town's assessed value could result in additional property tax revenues to the Town and should assist in stabilizing property tax rates for Town residents.

It is assumed that the effective date of this annexation is anticipated to be January 28, 2026. Based on the assumed effective date, we have assumed that Annexation Area property owners will begin paying property taxes to the Town for tax year 2026 payable 2027. However, the Town will begin providing non-capital municipal service to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of this annexation.

The Town anticipates additional costs related to road maintenance resulting from the annexation totaling approximately \$4,520 annually. These items are reported by department and year in Appendix I attached. The Town will begin receiving additional LRS and MVH distributions related to additional road miles beginning in 2026. In addition, the Town will begin receiving additional LIT distributions related to population growth from the annexation starting in 2027. These additional revenues will not be sufficient to pay for the expenses related to the annexation in 2026 and 2027, however the amounts are minimal and can be absorbed into the current operating budgets.

A portion of MVH and LRS are allocated on a per capita basis. New residents in the annexation area at the time of the 2030 census would generate \$1,710 increases in these distributions.

The Town of Huntertown for calendar year 2025 had \$1,100 in circuit breaker tax credits. Based on the estimated assessed value of the properties and homes in the Annexation Area we do not anticipate any material increases in circuit breaker tax credits as a result of the annexation

APPENDIX I

Parcel Information

Legal Description

Estimated Homeowner Tax Impact

Summary of Estimated Additional Revenues & Costs Due to Annexation

Estimated Assessed Value and Tax Rate Impact from Annexation

PARCEL INFORMATION

The Annexation Area consists of the following parcel.

Parcel ID	Owner	Net Assessed Value	Remonstrance Waiver
02-02-05-476-003.000-057	Caspian Development LLC	\$40,300	Yes

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 4, together with part of the Southeast Quarter of Section 5, all in Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Section 4, being marked by a #5 rebar; thence North 88 degrees 08 minutes 38 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of the Southwest Quarter of said Section 4, a distance of 214.84 feet to a survey nail at the point of intersection of said South line with the centerline of West Road; thence North 00 degrees 40 minutes 05 seconds West, on and along said centerline, a distance of 1.00 feet; thence North 01 degrees 46 minutes 03 seconds West, continuing on and along said centerline, a distance of 347.32 feet to a survey nail at the Southeast corner of a 5.461 acre tract of real estate described in a deed to Caspian Development, LLC, in Document Number 2023054062 in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees 13 minutes 57 seconds West, on and along a South line of said 5.461 acre tract, a distance of 250.00 feet to a #5 rebar at a South corner thereof; thence North 01 degrees 46 minutes 03 seconds West, on and along a West line of said 5.461 acre tract, a distance of 87.68 feet to a #5 rebar at a South corner thereof; thence South 89 degrees 54 minutes 32 seconds West, on and along a South line of said 5.461 acre tract, a distance of 329.23 feet to a #5 rebar at the Southwest corner thereof, also being a North corner of a 28.59 acre base tract of real estate described in a deed to Caspian Development, LLC, in Document Number 2022054204 in the Office of said Recorder; thence South 87 degrees 54 minutes 33 seconds West, on and along a North line of said 28.59 acre base tract, a distance of 1242.40 feet to a wood post at a North corner thereof; thence South 06 degrees 03 minutes 10 seconds West, on and along a West line of said 28.59 acre base tract, a distance of 150.00 feet to a #5 rebar at a North corner thereof; thence South 88 degrees 12 minutes 52 seconds West, on and along a North line of said 28.59 acre base tract, a distance of 653.00 feet to a #5 rebar at the Northwest corner thereof; thence South 01 degrees 38 minutes 39 seconds East, on and along a West line of said 28.59 acre base tract, a distance of 285.29 feet to a #5 rebar at the Southwest corner thereof, being a point on the South line of the Southeast Quarter of said Section 5; thence North 88 degrees 21 minutes 16 seconds East, on and along said South line, a distance of 2280.63 feet to the point of beginning, containing 22.349 acres of land, subject to legal right-of-way for West Road, and subject to all easements of record.

ESTIMATED HOMEOWNER TAX IMPACT

Town of Hometown

Gross Assessed Value	\$ 600,000	\$ 750,000	\$ 900,000
Homestead Deduction	\$ (45,000)	\$ (45,000)	\$ (45,000)
Supplemental Homestead Deduction (35%)	\$ (210,000)	\$ (262,500)	\$ (315,000)
Mortgage Deduction	<u>\$ (3,000)</u>	<u>\$ (3,000)</u>	<u>\$ (3,000)</u>
Net Assessed Value	<u>\$ 342,000</u>	<u>\$ 439,500</u>	<u>\$ 537,000</u>
Current Tax Rate (2025)	\$ 1.6283	\$ 1.6283	\$ 1.6283
Current Estimated Gross Tax Liability	\$ 5,569	\$ 7,156	\$ 8,744
Minus Local Property Tax Credits	<u>\$ (696)</u>	<u>\$ (895)</u>	<u>\$ (1,093)</u>
Current Property Tax Liability	<u>\$ 4,873</u>	<u>\$ 6,262</u>	<u>\$ 7,651</u>
Estimated Town Tax Rate (2025)	\$ 0.0873	\$ 0.0873	\$ 0.0873
Estimated Additional Property Taxes	\$ 298.57	\$ 383.68	\$ 468.80
Less Estimated Circuit Breaker Tax Credit	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Estimated Net Additional Property Taxes	<u>\$ 298.57</u>	<u>\$ 383.68</u>	<u>\$ 468.80</u>

Note: Based on Pay 2025 Net Assessed Value calculations. Future Net Assessed Value calculations are set to change in future years due to SEA 1

SUMMARY OF ESTIMATED ADDITIONAL REVENUES
& COSTS DUE TO ANNEXATION

	Town of Huntertown				
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Estimated Additional Annual Revenues					
LIT Certified Shares (1)	\$ -	\$ -	\$ -	\$ -	\$ -
LIT Public Safety (1)	-	-	-	-	-
LIT Econ Dev (2)	-	1,683	3,366	5,048	6,731
LRS Distribution (3)	-	333	333	333	774
MVH Distribution (3)	-	957	957	957	2,226
CCD Fund (4)	-	4	8	12	16
Maximum Levy (5)	-	-	-	-	-
Total Est Addition Annual Revenues	<u>\$ -</u>	<u>\$ 2,977</u>	<u>\$ 4,664</u>	<u>\$ 6,351</u>	<u>\$ 9,747</u>
Estimated Additional Costs					
Police	\$ -	\$ -	\$ -	\$ -	\$ -
Street	<u>4,520</u>	<u>4,520</u>	<u>4,520</u>	<u>4,520</u>	<u>4,520</u>
Total Est Additional Annual Costs	<u>\$ 4,520</u>	<u>\$ 4,520</u>	<u>\$ 4,520</u>	<u>\$ 4,520</u>	<u>\$ 4,520</u>
Estimated Net Increase in Revenues	<u>\$ (4,520)</u>	<u>\$ (1,543)</u>	<u>\$ 144</u>	<u>\$ 1,831</u>	<u>\$ 5,228</u>

(1) Assumes no material increase in the Town's levy and no resulting increase in LIT

(2) Assumes an increase in Town's distribution based on estimated population growth

(3) Based on the Town's 2025 distribution increased for additional road mileage

(4) Based on the 2025 assessed value of the Annexation Area multiplied the current CCD rate of \$0.05
Increased annually for assumed build out

(5) Assumes no increase in the maximum levy

ESTIMATED ASSESSED VALUE & TAX RATE IMPACT FROM ANNEXATION

Town of Hunteertown

Estimated Assessed Value and Tax Rate Impact From Annexation
(Assumes first year of tax collection from Annexation Area is 2026 payable 2027)

Assessment Year	Estimated Number of New Homes	Estimated Net Assessed Value Annex. Area	Estimated Town Net Assessed Value	Total Net Assessed Value	Town Levy	CCD Levy	Total Town Levy	Estimated Corporate Tax Rate	Estimated CCD Tax Rate	Estimated Total Corporate Tax Rate
	(1)	(1)	(2)	(3)	(4)	(5)		(6)	(5)	(7)
2020 Pay 2021			\$ 426,139,186	\$ 426,139,186	\$ 311,508	\$ 40,483	\$ 351,991	\$ 0.0731	\$ 0.0095	\$ 0.0826
2021 Pay 2022			\$ 593,381,574	\$ 593,381,574	\$ 322,206	\$ 43,910	\$ 366,116	\$ 0.0543	\$ 0.0074	\$ 0.0617
2022 Pay 2023			\$ 745,600,341	\$ 745,600,341	\$ 367,581	\$ 55,174	\$ 422,755	\$ 0.0493	\$ 0.0074	\$ 0.0567
2023 Pay 2024			\$ 876,815,937	\$ 876,815,937	\$ 390,183	\$ 438,408	\$ 828,591	\$ 0.0445	\$ 0.0500	\$ 0.0945
2024 Pay 2025			\$ 1,063,261,401	\$ 1,063,261,401	\$ 396,597	\$ 531,631	\$ 928,228	\$ 0.0373	\$ 0.0500	\$ 0.0873
2025 Pay 2026			\$ 1,116,424,471	\$ 1,116,424,471	\$ 412,461	\$ 558,212	\$ 970,673	\$ 0.0369	\$ 0.0500	\$ 0.0869
2026 Pay 2027	3	\$ 2,290,300	\$ 1,172,245,695	\$ 1,174,535,995	\$ 428,959	\$ 587,268	\$ 1,016,227	\$ 0.0365	\$ 0.0500	\$ 0.0865
2027 Pay 2028	3	\$ 2,250,000	\$ 1,233,262,794	\$ 1,235,512,794	\$ 446,117	\$ 617,756	\$ 1,063,873	\$ 0.0361	\$ 0.0500	\$ 0.0861
2028 Pay 2029	3	\$ 2,250,000	\$ 1,297,288,434	\$ 1,299,538,434	\$ 463,962	\$ 649,769	\$ 1,113,731	\$ 0.0357	\$ 0.0500	\$ 0.0857
2029 Pay 2030	3	\$ 2,250,000	\$ 1,364,515,356	\$ 1,366,765,356	\$ 482,520	\$ 683,383	\$ 1,165,903	\$ 0.0353	\$ 0.0500	\$ 0.0853
2030 Pay 2031	3	\$ 2,250,000	\$ 1,435,103,624	\$ 1,437,353,624	\$ 501,821	\$ 718,677	\$ 1,220,498	\$ 0.0349	\$ 0.0500	\$ 0.0849
2031 Pay 2032		-	\$ 1,509,221,305	\$ 1,509,221,305	\$ 521,894	\$ 754,611	\$ 1,276,505	\$ 0.0346	\$ 0.0500	\$ 0.0846

(1) Assumes the current assessed value of the Area will accrue to the Town in 2027

(2) Used an annual growth rate of 5% for the existing assessed value of the Town.

(3) Represents estimated net assessed value of the Town including development in the Annexation Area. Used to calculate estimated tax rates.

(4) Assumes that controlled property tax levy increases at an annual automatic factor of 4.0%. This is the basis for the allowed increases to the General Fund levy if the Town does not file levy appeal requests with DLGF.

(5) Cumulative fund levy's are not subject to levy control. Amount represents current tax rate of \$0.05 times the estimated assessed value of the Town including increases in the Annexed Area.

(6) Represents the tax rate which produces the Town Levy with the estimated tax base shown under Total Net Assessed Value.

(7) Total of controlled General Fund tax rate and CCD tax rate. Illustration demonstrates that without levy appeals that the Corporate tax rate will decrease over time with growth in the Annexation Area.

HUNTERTOWN ORDINANCE NO. 2025-016

ADDITIONAL APPROPRIATION ORDINANCE

WHEREAS, it has determined that it is now necessary to appropriate more money that was appropriated in the annual budget,

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Huntertown, Allen County, Indiana that for the expenses of the taxing unit the following additional sum of money is hereby appropriated out of the fund named for the purpose specified, subject to the laws governing the same:

General Fund

ARP CORONAVIRUS LOCAL FISCAL RECOVERY FUND \$128,501.72

This Ordinance shall be in full force and effect from and after its passage by the Town Council and approval of the Department of Local Government Finance, if applicable.

Ordinance approved by the Town Council, on this 6th day of November 2023.

By: _____
Michael Aker, Council Member

By: _____
Patricia Freck, Council Member

By: _____
Bradley Hite, Council Member

By: _____
Tina McDonald, Council Member

By: _____
Brandon Seifert, Council President

ATTEST:

Ryan Schwab, Clerk-Treasurer

Meeting of the Town Council of Huntertown, Indiana
Monday, November 17, 2025, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Monday, November 17, 2025, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were town council members Patricia Freck; Brad Hite (P); and Tina McDonald; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Steven Cardenas of Engineering Resources Inc.; Mike Hawk of Hawk Haynie Kammeyer & Smith; Parker Bright with Boyce Systems; nine (9) members of the public and zero (0) members of the media. Council member Michael Aker attended the meeting via Microsoft Teams. Council member Brandon Seifert was absent. The meeting was streamed on the Town's YouTube Channel.

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

COUNCIL ACTION

Patricia Freck made a motion to approve the minutes of November 3, 2025, regular meeting. Tina McDonald seconded. Motion carried 4-0.

Tina McDonald made a motion to approve the minutes of November 10, 2025, executive session. Patricia Freck seconded. Motion carried 4-0.

Tina McDonald made a motion to approve the general, water, and sewer claims dated November 17, 2025, in the amount of \$4,466,218.51. Patricia Freck seconded. Motion carried 4-0.

Patricia Freck made a motion to award the 3-year contract for the town's solid waste contract to Republic Services. Tina McDonald seconded. Motion carried 4-0.

Tina McDonald made a motion to approve Pay-Application No. 3 to Pulver Asphalt Paving in the amount of \$506,898.48 for work completed on the CCMG 2024-2 project. Patricia Freck seconded. Steven Cardenas provided an overview of the project and what work remains to be done. After no further discussion, the motion was carried 4-0.

Patricia Freck made a motion to approve the 2025 Pavement Asset Management Plan as presented. Tina McDonald seconded. Motion carried 4-0.

Patricia Freck made a motion to approve Changer Orders No. 11 and 12 for the Carroll Road Reconstruction project as presented. Tina McDonald seconded. Hannah Walker provided an overview of the change orders. She said that No. 11 reduced the overall cost of the project by \$166,571.57 and that No. 12 added 128 overall days to the project. After no further discussion, the motion was carried 4-0.

NEW BUSINESS

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

- Parker Bright of Boyce System provided the council with a PowerPoint presentation on the new BS&A Cloud Software program for utility billing, payroll management, fund accounting, and other uses for the town. Topics of conversation included cost, timeline implementation, features,

and a comparison to the current software. Initial setup and implantation could start as early as the summer of 2026 at a cost of \$80,105. The annual cost from that point on is \$40,705. After no further discussion, no action was taken.

- Sherry Myers and Greg Krempel, representing the Huntertown Family Park Board, asked the town to donate to the park for purchase of playground equipment. Myers said that phase 1 of the project is complete at a total cost of \$150,000. The park applied for a grant which covered 50-percent of that cost and donations covered the remainder. The park needs about \$23,000 to complete the \$66,000 Phase 2. Council members tabled discussion until December 1, 2025, meeting.

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 contacted her to question a decision the council made about paying for slats for a chain link fence at the Street Department site instead of paying for a new fence. McDonald said she offered the resident the opportunity to come and speak about the issue tonight, but the resident is not here. McDonald added that if any council members had any reason to want to discuss the issue further, she would consider the matter closed. There was no further discussion.

Resource Officer Brandon Reichert had the following report:

- He is using the new solar powered radar speed signs. He plans to flip the sign on W. Gump Road to monitor the speed of eastbound traffic entering downtown.

Clerk-Treasurer Ryan Schwab had the following report:

- The town will be hosting a Public Hearing on December 1, 2025, to discuss an additional appropriation for the ARPA funds.
- Brad Hite inquired about the 2026 salary ordinance. Schwab said he needs input from the council on what they would like to see for employee raises. Hite said he will get a consensus from the council and get information for Schwab to present at the December 1, 2025, meeting.

Town Manager Hannah Walker had the following report:

- The town is looking for a new bottled water provider for town buildings. Quotes have been preceived, and town staff will review and make a recommendation for approval.
- Requests for Qualifications (RFQs) have been received from the town attorney and town engineer services. She would like to know if council members want to interview candidates or just allow the scoring system to decide who gets hired. She would like to hear from everyone before the Thanksgiving holiday break.

Engineering Resources had no further report.

Mike Hawk of Hawk Haynie Kammeyer & Smith had no report.

PUBLIC COMMENT

None were brought forth.

Tina McDonald made a motion to adjourn. Patricia Freck seconded. The motion passed with a voice vote and the meeting adjourned at 7:08 p.m.

Attest: _____

Brad Hite
President

Ryan Schwab
Clerk Treasurer

Date: 11/26/2025 10:11:32 AM

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APV Register Batch - DECEMBER 1, 2025
All History
Ordered By APV Number

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK #	DATE	MEMORANDUM
11/17/2025	48922	FRONTIER		6201001212.000	SEWER - TELEPHONE	WWTP PHONE/INTERNET (AP)	318.93	48992M	11/17/2025	
11/17/2025	48923	PULVER ASPHALT PAVING INC		2401001590.000	LOCAL ROAD AND BRIDGE MATCHING - MISC EXPENSE	PAY APP 3 - CCMG 2024-2 STREET IMPROVEMENTS	328950.36	11568	11/20/2025	
11/17/2025	48923	PULVER ASPHALT PAVING INC		2403001990.000	ARP CORONAVIRUS - MISCELLANEOUS	PAY APP 3 - CCMG 2024-2 STREET IMPROVEMENTS	177948.12	11568	11/20/2025	
11/17/2025	48924	PRINCIPAL LIFE INSURANCE COMPANY		8901001930.000	PAYROLL-INSURANCE DEDUCTION	LIFE/DISABILITY/DENTAL	453.64	11569	11/20/2025	
11/17/2025	48924	PRINCIPAL LIFE INSURANCE COMPANY		2201001104.000	MVH - INSURANCE	LIFE/DISABILITY/DENTAL	44.15	11569	11/20/2025	
11/17/2025	48924	PRINCIPAL LIFE INSURANCE COMPANY		1101001109.000	GENERAL - GROUP INSURANCE	LIFE/DISABILITY/DENTAL	2.98	11569	11/20/2025	
11/17/2025	48925	PRINCIPAL LIFE INSURANCE COMPANY		6101001341.000	WATER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL	134.60	20174	11/20/2025	
11/17/2025	48926	PRINCIPAL LIFE INSURANCE COMPANY		6201001341.000	SEWER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL	134.96	12150	11/20/2025	
11/17/2025	48927	VISA		1101001311.000	GEN - MISC SERVICES	(1/2) AMAZON - AMERICAN FLAG	59.99	11570	11/20/2025	
11/17/2025	48927	VISA		1101001311.000	GEN - MISC SERVICES	AMAZON - RAIN SUIT FOR NEW EMPLOYEE	45.99	11570	11/20/2025	
11/17/2025	48927	VISA		2201001361.000	MVH - REPAIRS AND MAINTENANCE	DOLLAR TREE - THE WORKS	18.00	11570	11/20/2025	
11/17/2025	48927	VISA		2201001361.000	MVH - REPAIRS AND MAINTENANCE	REESE - GRAFFITI CLEANER	85.72	11570	11/20/2025	
11/17/2025	48928	VISA		6201001210.000	SEWER - OFFICE SUPPLIES	(1/2) AMAZON - AMERICAN FLAG	59.99	12151	11/20/2025	
11/17/2025	48929	VERIZON WIRELESS		1101001312.000	GEN - TELEPHONE	(1/3) CELL PHONE PLAN/IPADS	134.33	11571	11/20/2025	
11/17/2025	48930	VERIZON WIRELESS		6101001212.000	WATER - TELEPHONE	(1/3) CELL PHONE PLAN/IPADS	134.32	20175	11/20/2025	
11/17/2025	48931	VERIZON WIRELESS		6201001212.000	SEWER - TELEPHONE	(1/3) CELL PHONE PLAN/WWTP ALERT DATA	119.14	12152	11/20/2025	
11/20/2025	48932	FORT WAYNE NEWSPAPERS		1101001306.000	GEN - LEGAL NOTICES	ADDITIONAL APPROPRIATION 2025 LEGAL (AP)	17.88	48932M	11/20/2025	
11/20/2025	48932	FORT WAYNE NEWSPAPERS		1101001306.000	GEN - LEGAL NOTICES	CASCATA BLUFFS ANNEXATION LEGAL (AP)	16.31	48932M	11/20/2025	
11/20/2025	48933	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	KELL/SHOAFF TRAIL SIGNAL	25.98	11572	11/20/2025	

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11/20/2025	48933	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	CARROLL/BETHEL SIGNAL	54.96	11572 11/20/2025	
11/20/2025	48933	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	COLDWATER/GUMP SIGNAL	73.49	11572 11/20/2025	
11/20/2025	48933	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	STREET LIGHT ACCT 502298101	140.44	11572 11/20/2025	
11/20/2025	48933	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	COLDWATER/CC SIGNAL	36.97	11572 11/20/2025	
11/20/2025	48933	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	GUMP TRAIL SIGNAL	26.26	11572 11/20/2025	
11/20/2025	48933	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	CARROLL CREEK SIGNAL	51.58	11572 11/20/2025	
11/20/2025	48933	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	KELL/CC TRAIL SIGNAL	26.12	11572 11/20/2025	
11/20/2025	48934	NORTHEASTERN REMC		6101001351.000	WATER - UTILITIES BILLS	12701 LIMA ROAD - WATER TOWER	123.36	20176 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	PRESERVES WEST LIFT	95.17	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	LAKES CARROLL CREEK LIFT	441.71	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	1919 SHOAF ROAD LIFT	34.03	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	PRESERVES LIFT	113.30	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	TOWNE GARDENS LIFT	125.04	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	RADOMIRO PASSAGE LIFT	233.35	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	LAKES WILLOW CREEK LIFT	299.66	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	TWIN EAGLES LIFT	280.14	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	CARROLL CREEK LIFT	172.95	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	BROAD ACRES LIFT	234.41	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	SHOAF ROAD LIFT	39.63	12153 11/20/2025	
11/20/2025	48935	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	QUARRY LIFT	124.59	12153 11/20/2025	
11/20/2025	48936	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	BROAD ACRES LIFT	74.04	12154 11/20/2025	
11/20/2025	48937	RACHEL HEDGES		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20177 11/20/2025	
11/20/2025	48938	NORTHERN TOOL & EQUIPMENT COMPANY, INC.		2235001301.000	RIVERBOAT - OTHER CHARGES AND SERVICES	SLATS FOR STREET DEPARTMENT FENCE	2636.61	11573 11/20/2025	
11/20/2025	48939	M&S EXCAVATING		2209001316.000	CEDIT - MISC CONTRACTUAL	17533 DEMO FINAL PAYMENT	23125.00	48939M 11/20/2025	
11/21/2025	48940	LANDMARK STRUCTURES LLP		2404001990.000	ARPA ALLEN COUNTY GRANT - MISCELLANEOUS	PAY APP 2	225533.98	11574 11/21/2025	
11/21/2025	48941	LANDMARK STRUCTURES LLP		6105001401.000	Water Utility Construction (in progress) - Capital	PAY APP 2	765439.05	20178 11/21/2025	
11/21/2025	48941	LANDMARK STRUCTURES LLP		6105001401.000	Water Utility Construction (in progress) - Capital	PAY APP 3	1969397.97	20178 11/21/2025	

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11/21/2025	48942	NIPSCO		1101001309.000	GEN - UTILITIES	(1/3) TOWN HALL	121.33	11575	11/21/2025	
11/21/2025	48943	NIPSCO		6101001351.000	WATER - UTILITIES BILLS	2240 CARROLL ROAD - WTP	230.85	20179	11/21/2025	
11/21/2025	48943	NIPSCO		6101001351.000	WATER - UTILITIES BILLS	(1/3) TOWN HALL	121.32	20179	11/21/2025	
11/21/2025	48944	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	QUARRY LIFT	73.95	12155	11/21/2025	
11/21/2025	48944	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	PRESERVES WEST LIFT	73.23	12155	11/21/2025	
11/21/2025	48944	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	COPPER MINE PASSAGE LIFT	77.28	12155	11/21/2025	
11/21/2025	48944	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	RADOMIRO PASSAGE LIFT	72.43	12155	11/21/2025	
11/21/2025	48944	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	(1/3) TOWN HALL	121.32	12155	11/21/2025	
11/21/2025	48944	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	BROAD ACRES LIFT	81.73	12155	11/21/2025	
11/21/2025	48945	WINDSOR HOMES		6109001590.000	WATER - SYSTEM DEVELOPMENT CHARGE - MISCELLANEOUS	REFUND FOR OVERPAYMENT	2500.00	20180	11/21/2025	
11/21/2025	48946	DR HORTON		6109001590.000	WATER - SYSTEM DEVELOPMENT CHARGE - MISCELLANEOUS	REFUND FOR OVERPAYMENT (5)	12500.00	20181	11/21/2025	
11/24/2025	48947	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	SONORA LIFT	122.86		/ /	
11/24/2025	48948	INDIANA MICHIGAN POWER		1101001309.000	GEN - UTILITIES	(1/3) TOWN HALL/CC SHOP	213.87		/ /	
11/24/2025	48949	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	2238 CARROLL ROAD - WTP	7738.23		/ /	
11/24/2025	48949	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	(1/3) TOWN HALL/CC SHOP	213.88		/ /	
11/24/2025	48949	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	15100 LIMA ROAD - WATER TOWER	85.47		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	CARROLL ROAD LIFT	66.40		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	BYRON LIFT	124.30		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	LIMA ROAD UNIT C LIFT	865.48		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	HUNTER ROAD LIFT	60.79		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	WOODS ROAD LIFT	624.57		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	MOSSY OAK RUN LIFT	116.17		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	CENTRALYARD COURT LIFT	39.06		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	SHEARWATER LIFT	241.18		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	COPPER MINE PASSAGE LIFT	389.77		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	(1/3) TOWN HALL/CC SHOP	213.88		/ /	
11/24/2025	48950	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	16335 LIMA ROAD LIFT	31.03		/ /	

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11/24/2025	48951	BROWN & SONS FUEL CO. INC		2201001201.000	MVH - GARAGE & MOTOR	(1/3) UNLEADED/DIESEL (OCT/NOV)	1434.26	/ /		
11/24/2025	48952	BROWN & SONS FUEL CO. INC		6101001320.000	WATER - FUEL/GASOLINE	(1/3) UNLEADED/DIESEL (OCT/NOV)	1434.27	/ /		
11/24/2025	48953	BROWN & SONS FUEL CO. INC		6201001353.000	SEWER - UTILITY BILLS	(1/3) UNLEADED/DIESEL (OCT/NOV)	1434.27	/ /		
11/24/2025	48954	A. E. BOYCE COMPANY INC.		6601001590.000	SANITATION MISCELLANEOUS EXP.	(1/3) UTILITY BILLING PAPER	543.86	/ /		
11/24/2025	48954	A. E. BOYCE COMPANY INC.		6601001590.000	SANITATION MISCELLANEOUS EXP.	(1/3) UTILITY BILLING PAPER	647.58	/ /		
11/24/2025	48955	A. E. BOYCE COMPANY INC.		6101001210.000	WATER - OFFICE SUPPLIES	(1/3) UTILITY BILLING PAPER	647.57	/ /		
11/24/2025	48955	A. E. BOYCE COMPANY INC.		6101001210.000	WATER - OFFICE SUPPLIES	(1/3) UTILITY BILLING PAPER	543.87	/ /		
11/24/2025	48956	A. E. BOYCE COMPANY INC.		6201001210.000	SEWER - OFFICE SUPPLIES	(1/3) UTILITY BILLING PAPER	647.57	/ /		
11/24/2025	48956	A. E. BOYCE COMPANY INC.		6201001210.000	SEWER - OFFICE SUPPLIES	(1/3) UTILITY BILLING PAPER	543.87	/ /		
11/24/2025	48957	IDEAL OFFICE SOURCE		6601001590.000	SANITATION MISCELLANEOUS EXP.	(1/3) PAPER/TONER/ENVELOPES	79.08	/ /		
11/24/2025	48958	IDEAL OFFICE SOURCE		6101001210.000	WATER - OFFICE SUPPLIES	(1/3) PAPER/TONER/ENVELOPES	79.07	/ /		
11/24/2025	48959	IDEAL OFFICE SOURCE		6201001210.000	SEWER - OFFICE SUPPLIES	(1/3) PAPER/TONER/ENVELOPES	79.07	/ /		
11/24/2025	48960	ANTIBUS SCALES & SYSTEMS INC.		6201001360.000	SEWER - REPAIRS & MAINTENANCE	CALIBRATION OF LAB SCALES	188.50	/ /		
11/24/2025	48961	NORTHWEST AUTO AND MACHINE LLC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	FUEL CAP FOR 2020 FORD	25.99	/ /		
11/24/2025	48961	NORTHWEST AUTO AND MACHINE LLC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	OIL CHANGE FOR 2008 FORD	45.42	/ /		
11/24/2025	48962	SERVICE ELECTRIC OF ALLEN COUNTY, INC		1101001204.000	GEN - BUILDING EQUIPMENT & REPAIR	LIGHT REPAIR AT TOWN HALL	276.00	/ /		
11/24/2025	48963	SERVICE ELECTRIC OF ALLEN COUNTY, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	HUNTER STREET LIFT PUMP REPAOR	1555.28	/ /		
11/24/2025	48963	SERVICE ELECTRIC OF ALLEN COUNTY, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	SUPER 33 PLUS TAPE	141.23	/ /		
11/24/2025	48963	SERVICE ELECTRIC OF ALLEN COUNTY, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	CARROLL CREEK LIFT PUMP REPAOR	2016.14	/ /		
11/24/2025	48963	SERVICE ELECTRIC OF ALLEN COUNTY, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	PRESERVES WEST LIFT PUMP REPAOR	709.56	/ /		

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11/24/2025	48964	ATOMIC WATER SOLUTIONS, LLC		1101001201.000	GEN - OFFICE SUPPLIES/POSTAGE	WATER JUGS FOR TOWN HALL (11)	98.50	/ /	
11/24/2025	48965	THE OHIO CASUALTY INSURANCE COMPANY		1101001308.000	GEN - OFFICIAL BONDS	CLERK-TREASURER BOND 2026	975.00	/ /	
11/24/2025	48966	REPUBLIC SERVICES #091		6201001220.000	SEWER - CHEMICALS	SLUDGE REMOVAL AT WWTP 11/3, 11/10	2602.16	12156 11/24/2025	
11/24/2025	48967	ALLIANCE OF INDIANA RURAL		6201001305.000	SEWER - TRAVEL & EDUCATION	ONLINE WASTEWATER CLASSES	60.00	/ /	
11/24/2025	48968	HD SUPPLY INC		6201001230.000	SEWER - MATERIALS & SUPPLIES	VARIOUS TESTING SUPPLIES	2837.50	/ /	
11/24/2025	48969	CINTAS CORP		6101001132.000	WATER - UNIFORMS	(1/2) UNIFORMS 11/18, 11/24	118.98	/ /	
11/24/2025	48970	CINTAS CORP		6201001132.000	SEWER - UNIFORMS	(1/2) UNIFORMS 11/18, 11/24	118.98	/ /	
11/28/2025	48971	PAYROLL FUND		1101001101.000	GEN - TOWN TRUSTEES	GEN - Town Trustees	1805.00	11576 11/25/2025	
11/28/2025	48971	PAYROLL FUND		1101001102.000	GEN - CLERK-TREASURER	Clerk-treasurer	1304.15	11576 11/25/2025	
11/28/2025	48971	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability FICA	225.81	11576 11/25/2025	
11/28/2025	48971	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability Medicare	52.84	11576 11/25/2025	
11/28/2025	48971	PAYROLL FUND		2201001101.000	MVH - WAGES	Salaries - MVH	4574.56	11576 11/25/2025	
11/28/2025	48971	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability Medicare	62.10	11576 11/25/2025	
11/28/2025	48971	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability FICA	265.75	11576 11/25/2025	
11/28/2025	48971	PAYROLL FUND		1101001108.000	GEN - TOWN MANAGER	GEN - Town Manager	533.00	11576 11/25/2025	
11/28/2025	48972	NET PAY		8901001110.000	PAYROLL - NET SALARIES	Net Entry	30683.20	48972M 11/28/2025	
11/28/2025	48973	PAYROLL FUND		6101001111.000	WATER - SALARIES AND WAGES - OFFICE	WAT - Plant Salaries	17539.32	20182 11/25/2025	
11/28/2025	48973	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability Medicare	239.40	20182 11/25/2025	
11/28/2025	48973	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability FICA	1023.58	20182 11/25/2025	
11/28/2025	48974	PAYROLL FUND		6201001111.000	SEWER - SALARIES & HOURLY WAGES OFFICE	SEW - Plant Salaries	17539.09	12157 11/25/2025	
11/28/2025	48974	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability FICA	1038.02	12157 11/25/2025	
11/28/2025	48974	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability Medicare	242.77	12157 11/25/2025	
11/28/2025	48975	INTERNAL REVENUE SERVICE		8901001921.000	PAYROLL - 941 PAYMENTS	FEDERAL	3348.66	48975M 11/28/2025	
11/28/2025	48975	INTERNAL REVENUE SERVICE		8901001922.000	PAYROLL - FICA WITHHELD	FICA	5106.32	48975M 11/28/2025	
11/28/2025	48975	INTERNAL REVENUE SERVICE		8901001923.000	PAYROLL - MEDICARE	MEDICARE	1194.22	48975M 11/28/2025	

Accounts Payable Register

Date: 11/26/2025 10:11:32 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK #	DATE	MEMORANDUM
					WITHHELD					
11/28/2025	48976	PERF		8901001926.000	PAYROLL - PERF	11/28 PAYROLL	6526.20	48976M	11/28/2025	
11/26/2025	48977	PAYROLL FUND		1101001104.000	GEN - PERF	CLERK/TM 11/28 PAYROLL	260.87	11577	11/25/2025	
11/26/2025	48977	PAYROLL FUND		2201001102.000	MVH - PERF	11/28 PAYROLL	512.38	11577	11/25/2025	
11/26/2025	48978	PAYROLL FUND		6101001130.000	WATER - PERF	11/28 PAYROLL	1802.84	20183	11/25/2025	
11/26/2025	48979	PAYROLL FUND		6201001130.000	SEWER - PERF	11/28 PAYROLL	1802.80	12158	11/25/2025	
11/26/2025	48980	INDIANA DEPT. OF REVENUE		8901001924.000	PAYROLL - STATE WITHHELD	STATE	2251.02	48980M	11/25/2025	
11/26/2025	48980	INDIANA DEPT. OF REVENUE		8901001928.000	LOCAL TAXES - COIT AND CEDIT	LOCAL	1111.14	48980M	11/25/2025	
11/26/2025	48981	COMMUNITY STATE BANK		8901001590.000	PAYROLL MISCELLANEOUS	11/28 HSA PULL	619.41	48981M	11/28/2025	
11/26/2025	48982	INDIANA STATE CENTRAL COLLECTION UNIT		8901001591.000	PAYROLL GARNISHMENT	CHILD SUPPORT	244.00	48982M	11/28/2025	
11/26/2025	48983	TIM SCHOBERT		6201001360.000	SEWER - REPAIRS & MAINTENANCE	STYROFOAM BOARD FOR WATER REPAIR	356.86		/ /	
11/26/2025	48984	YB NORMAL		6101001590.000	WATER - MISCELLANEOUS EXPENSE	REFUND FOR OVERPAYMENT	22.57		/ /	
11/26/2025	48985	BREASHIA QUEARY		6101001590.000	WATER - MISCELLANEOUS EXPENSE	REFUND FOR OVERPAYMENT	25.00		/ /	
11/26/2025	48986	ALEXANDER CHEMICAL CORPORATION		6101001220.000	WATER - CHEMICALS	AMMONIA CYLINDER RENTAL	65.50		/ /	
11/26/2025	48987	TRULAND EQUIPMENT, LLC		2202001401.000	LRS - CONSTRUCTION & REPAIR	PARTS FOR PLOWS	1617.19		/ /	
11/26/2025	48987	TRULAND EQUIPMENT, LLC		2202001401.000	LRS - CONSTRUCTION & REPAIR	LAWN MOWER REPAIR	1282.71		/ /	
11/26/2025	48987	TRULAND EQUIPMENT, LLC		2202001401.000	LRS - CONSTRUCTION & REPAIR	LAWN MOWER REPAIR	110.00		/ /	
11/26/2025	48987	TRULAND EQUIPMENT, LLC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	VARIOUS REPAIR PARTS	9.63		/ /	
11/24/2025	48988	HIGHSTAR TRAFFIC		2202001401.000	LRS - CONSTRUCTION & REPAIR	SIGN RENTAL OLD LIMA ROAD	4911.12		/ /	
11/26/2025	48989	JOEL JACKSON		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		/ /	
11/26/2025	48990	LAUREN & DENNIS MUELLER		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		/ /	
11/26/2025	48991	BONNIE URBACH		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN	25.00		/ /	

Accounts Payable Register

Date: 11/26/2025 10:11:32 AM
APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
						REFUNDS				
11/26/2025	48992	BRAD VATERS		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN REFUNDS	25.00	/ /		
11/26/2025	48993	KEAN PROPERTIES		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN REFUNDS	25.00	/ /		
11/26/2025	48994	SHANNA ADAM		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN REFUNDS	25.00	/ /		
11/26/2025	48995	MICHAEL STEWART		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN REFUNDS	25.00	/ /		
11/26/2025	48996	LEAH KERR		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN REFUNDS	25.00	/ /		
11/26/2025	48997	LINDSEY KIPKER		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN REFUNDS	25.00	/ /		
11/26/2025	48998	ARTHUR GROSS		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN REFUNDS	25.00	/ /		
11/26/2025	48999	DON DEXTER CAMILOZA		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURN REFUNDS	25.00	/ /		
11/26/2025	49000	MULTIPLE RESIDENTS		6104001391.000	WATER CUSTOMER DEPOSIT	DEPOSIT RETURNS APPLIED FOR GOOD SERVICE (96) REFUNDS	2400.00	49000M	11/26/2025	
*** GRAND TOTAL ***							3657652.19			

Allowance Docket

For payfile ending 11/22/2025 12:00:00 AM

All Records

Ordered by Employee Name

Grouped By Location

Page : 1

Date: 11/25/2025 10:03:54 AM

EMPDOCK.FRX

User ID: RYAN

Pay Period	Employee Ending Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
Location : Blank					
11/22/2025	102	Aker, Michael J.	GEN - Town Trustees	\$361.00	\$0.00
11/22/2025	102	Aker, Michael J.	SEW - Plant Salaries	\$180.50	\$0.00
11/22/2025	102	Aker, Michael J.	WAT - Plant Salaries	\$180.50	\$0.00
11/22/2025	318	Bailey, Randy C.	SEW - Plant Salaries	\$1016.00	\$112.49
11/22/2025	318	Bailey, Randy C.	Salaries - MVH	\$508.00	\$56.24
11/22/2025	318	Bailey, Randy C.	WAT - Plant Salaries	\$1016.00	\$112.49
11/22/2025	309	Brindle, Gabriel S.	SEW - Plant Salaries	\$250.00	\$35.15
11/22/2025	309	Brindle, Gabriel S.	Salaries - MVH	\$250.00	\$35.16
11/22/2025	309	Brindle, Gabriel S.	WAT - Plant Salaries	\$2000.00	\$281.22
11/22/2025	304	Chesney, Tyler J.	SEW - Plant Salaries	\$857.92	\$232.87
11/22/2025	304	Chesney, Tyler J.	Salaries - MVH	\$428.96	\$116.44
11/22/2025	304	Chesney, Tyler J.	WAT - Plant Salaries	\$857.92	\$232.87
11/22/2025	311	Dafforn, Darren W.	SEW - Plant Salaries	\$2199.68	\$81.30
11/22/2025	311	Dafforn, Darren W.	Salaries - MVH	\$274.96	\$10.16
11/22/2025	311	Dafforn, Darren W.	WAT - Plant Salaries	\$274.96	\$10.16
11/22/2025	325	Dean, Chad T	SEW - Plant Salaries	\$632.96	\$97.91
11/22/2025	325	Dean, Chad T	Salaries - MVH	\$316.48	\$48.96
11/22/2025	325	Dean, Chad T	WAT - Plant Salaries	\$632.96	\$97.91
11/22/2025	324	Deisler, Drew K.	SEW - Plant Salaries	\$722.24	\$0.00
11/22/2025	324	Deisler, Drew K.	Salaries - MVH	\$361.12	\$0.00
11/22/2025	324	Deisler, Drew K.	WAT - Plant Salaries	\$722.24	\$0.00
11/22/2025	103	Freck, Patricia M.	GEN - Town Trustees	\$361.00	\$0.00
11/22/2025	103	Freck, Patricia M.	SEW - Plant Salaries	\$180.50	\$0.00
11/22/2025	103	Freck, Patricia M.	WAT - Plant Salaries	\$180.50	\$0.00
11/22/2025	108	Hite, Bradley A.	GEN - Town Trustees	\$361.00	\$0.00
11/22/2025	108	Hite, Bradley A.	SEW - Plant Salaries	\$180.50	\$0.00
11/22/2025	108	Hite, Bradley A.	WAT - Plant Salaries	\$180.50	\$0.00
11/22/2025	314	Marquart, Anthony K.	SEW - Plant Salaries	\$722.24	\$0.00
11/22/2025	314	Marquart, Anthony K.	Salaries - MVH	\$361.12	\$0.00
11/22/2025	314	Marquart, Anthony K.	WAT - Plant Salaries	\$722.24	\$0.00
11/22/2025	101	McDonald, Tina D.	GEN - Town Trustees	\$361.00	\$0.00
11/22/2025	101	McDonald, Tina D.	SEW - Plant Salaries	\$180.50	\$0.00
11/22/2025	101	McDonald, Tina D.	WAT - Plant Salaries	\$180.50	\$0.00
11/22/2025	207	Payne, Sheridan L.	SEW - Plant Salaries	\$1058.85	\$0.00
11/22/2025	207	Payne, Sheridan L.	WAT - Plant Salaries	\$1058.85	\$0.00
11/22/2025	109	Ramey, Anthony S.	SEW - Plant Salaries	\$180.00	\$0.00
11/22/2025	109	Ramey, Anthony S.	WAT - Plant Salaries	\$180.00	\$0.00
11/22/2025	310	Roberson, Austin P.	SEW - Plant Salaries	\$884.02	\$0.00

Allowance Docket

For payfile ending 11/22/2025 12:00:00 AM

All Records
Ordered by Employee Name
Grouped By Location

Page : 2

Date: 11/25/2025 10:03:55 AM

EMPDOCK.FRX

User ID: RYAN

Pay Period	Employee Ending Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
11/22/2025	310	Roberson, Austin P.	Salaries - MVH	\$442.00	\$0.00
11/22/2025	310	Roberson, Austin P.	WAT - Plant Salaries	\$884.02	\$0.00
11/22/2025	116	Roy, Dan	SEW - Plant Salaries	\$180.00	\$0.00
11/22/2025	116	Roy, Dan	WAT - Plant Salaries	\$180.00	\$0.00
11/22/2025	317	Schobert, Timothy L.	SEW - Plant Salaries	\$977.63	\$206.06
11/22/2025	317	Schobert, Timothy L.	Salaries - MVH	\$488.82	\$103.04
11/22/2025	317	Schobert, Timothy L.	WAT - Plant Salaries	\$977.63	\$206.06
11/22/2025	105	Schwab, Ryan M.	Clerk-treasurer	\$1304.15	\$0.00
11/22/2025	105	Schwab, Ryan M.	SEW - Plant Salaries	\$652.07	\$0.00
11/22/2025	105	Schwab, Ryan M.	WAT - Plant Salaries	\$652.08	\$0.00
11/22/2025	110	Seifert, Brandon	GEN - Town Trustees	\$361.00	\$0.00
11/22/2025	110	Seifert, Brandon	SEW - Plant Salaries	\$180.50	\$0.00
11/22/2025	110	Seifert, Brandon	WAT - Plant Salaries	\$180.50	\$0.00
11/22/2025	306	Shellman, Dillon J.	SEW - Plant Salaries	\$786.80	\$21.15
11/22/2025	306	Shellman, Dillon J.	Salaries - MVH	\$393.40	\$10.58
11/22/2025	306	Shellman, Dillon J.	WAT - Plant Salaries	\$786.80	\$21.15
11/22/2025	208	Sprague, Martha	SEW - Plant Salaries	\$1746.40	\$115.81
11/22/2025	208	Sprague, Martha	WAT - Plant Salaries	\$1746.40	\$115.82
11/22/2025	104	Stamets, Michael S.	SEW - Plant Salaries	\$180.00	\$0.00
11/22/2025	104	Stamets, Michael S.	WAT - Plant Salaries	\$180.00	\$0.00
11/22/2025	209	Thews, Leslie M.	SEW - Plant Salaries	\$882.80	\$0.00
11/22/2025	209	Thews, Leslie M.	WAT - Plant Salaries	\$882.80	\$0.00
11/22/2025	115	Walker, Hannah C.	GEN - Town Manager	\$533.00	\$0.00
11/22/2025	115	Walker, Hannah C.	SEW - Plant Salaries	\$1066.00	\$0.00
11/22/2025	115	Walker, Hannah C.	WAT - Plant Salaries	\$1066.00	\$0.00
11/22/2025	315	Worman, Thomas L.	SEW - Plant Salaries	\$738.24	\$0.00
11/22/2025	315	Worman, Thomas L.	Salaries - MVH	\$369.12	\$0.00
11/22/2025	315	Worman, Thomas L.	WAT - Plant Salaries	\$738.24	\$0.00
Location Subtotal : Blank				\$40934.12	\$2361.00

Allowance Docket

For payfile ending 11/22/2025 12:00:00 AM
 All Records
 Ordered by Employee Name
 Grouped By Location

Pay Period	Employee Ending Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
Total				\$40934.12	\$2361.00

I hereby certify that each of the above listed vouchers and the invoices or bills attached there to,
 are true and correct and I have audited same in accordance with IC5-11-10-1-6.

 Date

 Fiscal Officer

Allowance Of Accounts Payable Vouchers

Town Of Huntertown

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers
 consisting of 3 pages and except for accounts payables not allowed as shown on the Register such
 accounts payables are hereby allowed in the total amount of \$43295.12

Dated this _____ day of _____

Signatures of Governing Board

**TOWN COUNCIL ORDINANCE #2025-017
UTILITY SERVICE BOARD (USB) RESOLUTION #2025-003, AN ORDINANCE AND
RESOLUTION AMENDING ORDINANCE 2025-001 AND USB RESOLUTION 2025-
001, TO FIX SALARIES OF ELECTED AND APPOINTED OFFICIALS AND
EMPLOYEES OF THE TOWN OF HUNTERTOWN FOR FISCAL YEAR 2026.**

BE IT ORDAINED, by the Huntertown Town Council and Huntertown USB that the following salaries are established for elected and appointed officials and employees of the Town of Huntertown, effective with the first payroll in 2026 and for all remaining payrolls in 2026.

<u>Section 1:</u>	<u>ELECTED & APPOINTED</u>	<u>ACCOUNT</u>
Town Council Members	\$722.00/month \$8,664/annually	General Fund #101 50% Water Operating Fund 25% Sewer Operating Fund 25%
Utility Service Board (USB)	\$360.00/month \$4,320.00/annually	Water Operating Fund 50% Sewer Operating Fund 50%
Clerk-Treasurer	\$2,568.30/bi-weekly \$66,775.80/annually	General Fund #102 50% Water Operating Fund 25% Sewer Operating Fund 25%

<u>Section 2:</u>	<u>SALARIED EMPLOYEES</u>	<u>ACCOUNT</u>
Town Manager	\$2,835/bi-weekly \$73,710/annually	General Fund #108 20% Water Operating Fund 40% Sewer Operating Fund 40%

<u>Section 3:</u>	<u>HOURLY EMPLOYEES (OT=Overtime)</u>	<u>ACCOUNT</u>
Wastewater Plant Operator (Department Head - Wastewater)	\$34.89/HR (OT \$52.33/HR)	MVH Fund #101 10% Water Op Fund 10% Sewer Op Fund 80%
Water Plant Operator (Department Head – Water)	\$32.19/HR (OT \$48.28/HR)	MVH Fund #101 10% Water Op Fund 80% Sewer Op Fund 10%

Superintendent of Streets (Department Head – Streets)		MVH Fund #101	20%
\$32.19/HR (OT \$48.28/HR)		Water Op Fund	40%
		Sewer Op Fund	40%
Outside Utility Person #1 (2 Licenses)			
\$29.48/hour (OT \$44.22/HR)		MVH Fund #101	20%
		Water Op Fund	40%
		Sewer Op Fund	40%
Outside Utility Person #2	(1 License/Foreman)		
\$27.10/hour (OT \$40.65/HR)		MVH Fund #101	20%
		Water Op Fund	40%
		Sewer Op Fund	40%
Outside Utility Person #3	(No Licenses)		
\$23.25/hour (OT \$34.88HR)		MVH Fund #101	20%
		Water Op Fund	40%
		Sewer Op Fund	40%
Outside Utility Person #4	New Hire - no license(s)		
\$20.37/hour (OT \$30.56/HR)		Water Op Fund	45%
		Sewer Op Fund	30%
		MVH Fund #101	25%
Utility Office Manager	\$30.29/hour	Water Operating Fund	50%
	\$45.44 OT	Sewer Operating Fund	50%
Utility Clerk #1	\$27.09/hour	Water Operating Fund	50%
	\$40.64 OT	Sewer Operating Fund	50%
Utility Clerk #2	\$22.22/hour	Water Operating Fund	50%
	\$33.33/hour OT	Sewer Operating Fund	50%
Utility Clerk #3	\$17.98/hour	Water Operating Fund	50%
	\$26.97 OT	Sewer Operating Fund	50%

Section 4:

PART TIME EMPLOYEES

Part-time Hourly, Summer, Fall and Casual Employees - no benefits offered, other than uniforms, as needed.

\$17.65/hour	Water Operating Fund	45%
\$26.47 OT	Sewer Operating Fund	35%
	MVH Fund #101	20%

BOOT ALLOWANCE - Beginning November 1, 2021, and continuing annually thereafter, all outside workers are allowed a \$75 boot allowance as per Resolution 2021- 023 approved by the Huntertown Town Council on October 4, 2021, amending the Personnel Policy.

CELL PHONE STIPEND – The elected Clerk-Treasurer, Town Manager, and all full-time employees are entitled to a monthly stipend of \$40 for personal cell phone usage in accordance with the Personnel Policy. Employees are given an option to receive a town supplied cell phone OR us their personal cell phone for Town business.

CLOTHING ALLOWANCE - As per Resolution #2022-015 All inside Utility positions, elected Town Council, appointed USB, elected Clerk-Treasurer and salaried Town Manager positions are offered an annual apparel allowance of \$100 per calendar year.

INSURANCE BENEFITS – The Elected Clerk-Treasurer, Town Manager, and all full-time employees are eligible for PERF benefits and medical/dental/vision insurance benefits, as offered by the town. Those who participate in the high-deductible-health-insurance plan for medical coverage shall be annually paid an amount of \$1,000 for single coverage and \$2,000 for all other coverage into established health savings accounts. Payment will be made with the first payroll following the open enrollment period in February.

LONGEVITY PAY - All non-elected, full-time employees are entitled to a longevity pay bonus of \$100/year beginning at year 2 and maximum of \$2,000; to be paid with payroll of anniversary date.

STAND-BY AND CALL-OUT PAY - All Operators/Superintendents and Outside Utility positions are subject to Stand-by and Call-out pay as per the Personnel Policy.

APPRENTICESHIP WAGE PROGRESSION – As required by the United States Department of Labor, all employees enrolled in an Apprenticeship Program shall be paid a progressively increasing schedule of wages (29 CFR § 29.5(b)(4)). This wage schedule shall be bi-annual for the duration of the apprenticeship, and shall be determined by the Town Manager, the apprenticeship sponsor (ex: Alliance of Indiana Rural Water), and the Town Council. Advancement requirements for the employee/apprentice for each period include completion of on-the-job training hours, completion of identified curriculum, and a satisfactory evaluation from the mentor and program sponsor.

RESOLUTION 2025-001 ADOPTED by the USB on January 6, 2025.

HUNTERTOWN UTILITY SERVICE BOARD

By: _____
Anthony Ramey, USB Member

By: _____
Dan Roy, USB Member

By: _____
Mike Stamets, USB Member

ATTEST:

Ryan Schwab, Clerk-Treasurer

ORDINANCE 2025-001 ADOPTED by the Council on February 3, 2025.

HUNTERTOWN TOWN COUNCIL

By: _____
Mike Aker, Council Member

By: _____
Patricia Freck, Council Member

By: _____
Bradley Hite, Council President

By: _____
Tina McDonald, Council Member

By: _____
Brandon Seifert, Council Member

ATTEST:

Ryan Schwab, Clerk-Treasurer

Council Ord 2025-017
USB Res 2024-003

Prepared by Huntertown Clerk-Treasurer

HUNTERTOWN ORDINANCE NO. 2025-0061e

AN ORDINANCE OF THE HUNTERTOWN TOWN COUNCIL, STATE OF INDIANA, PURSUANT TO THE AUTHORITY VESTED BY INDIANA CODE § 36-7 et. seq., AS AMENDED, CHANGES THE ZONING CLASSIFICATION OF A CERTAIN 3.56 ACRE TRACT REFERENCED IN REZONING PETITION REZ-2025-0050 FROM AR LOW INTENSITY RESIDENTIAL TO C1/PROFESSIONAL OFFICE AND PERSONAL SERVICES WITH A WRITTEN COMMITMENT

WHEREAS petitioner, Gary Brown filed Petition REZ-2025-0050 with the Allen County Department of Planning Services; and,

WHEREAS the Allen County Plan Commission held a public hearing on this Petition on the 13th day of November 2025; and,

WHEREAS, after deliberating, the Plan Commission adopted Findings of Fact for this Petition and resolved to recommend the approximate 3.56 acres of real estate referenced in the Petition be reclassified to C1/Professional Office and Personal Services, with a Written Commitment; now, therefore,

BE IT ORDAINED by the Town Council of the Town of Huntertown, State of Indiana, that the Council concurs with the Plan Commission's recommendation and approves this Petition;

BE IT FURTHER ORDAINED that the Allen County Plan Commission's Findings of Fact for this Petition be adopted as the Findings of Fact for this Council;

ENACTED THIS _____ day of _____, 2025.

**THE TOWN COUNCIL OF THE TOWN OF
HUNTERTOWN, STATE OF INDIANA**

By: _____
Bradley Hite, Council President

By: _____
Brandon Seifert, Council Vice President

By: _____
Mike Aker, Council Member

By: _____
Pat Freck, Council Member

Attest:

By: _____
Tina McDonald, Council Member

Ryan Schwab, Clerk-Treasurer

STATE OF INDIANA

COUNTY OF ALLEN

Before me the undersigned, a Notary Public in and for the County of
Allen County, State of Indiana,
personally appeared _____

Witness my hand and notarial seal this _____ day of _____, 20____.

(SEAL)

Resident of _____
Commission expires _____

Pursuant to IC 36-2-11-15(d): I affirm, under the penalties of perjury, that I have
taken reasonable care to redact each Social Security number in this document,
unless required by law.

Hannah Walker

Prepared by: Hannah Walker, 15617 Lima Road, Huntertown, Indiana, 46748

**When recorded, return to: Department of Planning Services, 200 East Berry,
Suite 150, Fort Wayne, IN 46802**

REZONING FACT SHEET

Petition #REZ-2025-0050 Project Start: October 2025

PROPOSAL:	Rezoning Petition REZ-2025-0050 – 1519 Carroll Road Office Park
APPLICANT:	Gary Brown
REQUEST:	Rezone from AR/Low Intensity Residential to C1/Professional Office and Personal Services for a multi-tenant medical/professional office building park
LOCATION:	1519 Carroll Road (Section 26 of Perry Township)
LAND AREA:	3.56 acre
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

November 13, 2025 Plan Commission Public Hearing

- One letter was received with concerns.
- One person spoke in support.
- One person spoke with concerns.
- Jennifer Bennett and Ron Turpin were absent.

November 20, 2025 Business Meeting

Plan Commission Recommendation: DO PASS, with Written Commitment

- A motion was made by Ron Turpin and seconded by Lindsay Hannah to return the ordinance, with a Do Pass recommendation, with a Written Commitment, to the Town of Huntertown Town Council, for their final decision.
- Paul Lagemann was late.
- **8-0 MOTION PASSED**

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
November 24, 2025

PROJECT SUMMARY

The petitioner is requesting to rezone the parcel from AR/Low Intensity Residential to C1/Professional Office and Personal Services to permit a multi-tenant medical/professional office building park. The site is located on the south side of Carroll Road, just east of Lima Road, and is within Huntertown jurisdiction. It is located in Rousseaus 2nd Outlot Add which was platted in 1916 with a single-family structure that was built in 1985. Directly across Carroll Road to the north, zoned AR/Low Intensity Residential, are a group of metes and bounds parcels, also located within Huntertown jurisdiction. All the adjacent properties to the west, east and south are within Allen County jurisdiction. The parcels to the west and south were recently rezoned to R2/Two Family Residential for a new subdivision. The two adjacent properties to the east are single-family homes. On parcel on the north is zoned AR/Low Intensity Residential, and is also located in Huntertown jurisdiction. The south parcel is zoned A1/Agricultural and is located within Allen County jurisdiction.

The submitted development plan shows a proposed 7,140 square foot building to be used for a dentist office, along with five other proposed future buildings. The parking lots and proposed buildings appear to meet current zoning ordinance requirements. The plan shows the required landscaping along the public right-of-way, and has labeled the requirements on the east, west, and south property lines for the landscape buffer, but has submitted a waiver to use the existing tree lines in lieu of new plantings. The applicant may still have some new plantings along the north property line, as the existing landscape may not satisfy the intended buffer. The access to and from Carroll Road will need to be in accordance with the Allen County Highway ordinance standards. A dry detention basin is proposed in the southeast corner of the site. At the request of the Town of Huntertown, the applicant will be submitting a Written Commitment accompanying the rezoning request to C1/Professional Office and Personal Services, to limit future uses that may not be desirable in this area.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Unincorporated Development Area and immediately adjacent to the Urban Infill Area directly to the north. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
LUD1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUD Policy 4 – Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.

Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category.
- Adjacent properties are also categorized as Suburban Neighborhood to the north, south, east, and west.

Overall Land Use Related Action Steps

- **LUD Policy 4** - Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.

Compatibility Matrix

- This proposed use is permitted in C1/Professional Office and Personal Service, which is considered compatible in or adjacent to Suburban Neighborhood.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Gary Brown, applicant, presented the project to the Plan Commission, as outlined above.

Public Comments:

Hannah Walker (Huntertown Town Manager): Supports project; town has capacity for utilities.

Matt Lancia (10331 Dawson Creek Blvd): Concerns about drainage; landscape needs to be to ordinance standards.

Rebuttal: Landscaping will be as required. Thank You.

COMES NOW the Advisory Plan Commission of the County of Allen, State of Indiana, pursuant to authority vested in it by Indiana Code § 36-7-4 et.seq. and Allen County Code Title 3, both as amended, and adopts the following resolution.

**Resolution of the
Allen County Plan Commission
Regarding Zoning Map Amendment**

WHEREAS the Allen County Department of Planning Services received a proposed map amendment to Title 3 of the Allen County Code (the Zoning Ordinance) on October 3, 2025, which it designated subsequently as Rezoning Petition REZ-2025-0050; and,

WHEREAS the Allen County Department of Planning Services provided for publication of a public hearing notice on the proposed map amendment in *The Journal Gazette* according to law; and,

WHEREAS the Allen County Plan Commission conducted a public hearing on the proposed map amendment on November 13, 2025; and,

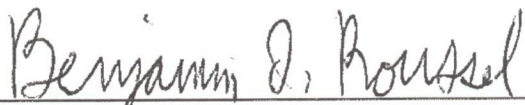
WHEREAS the Allen County Plan Commission considered the petition in light of comprehensive plan and the zoning ordinance requirements; now, therefore,

BE IT RESOLVED by the Allen County Plan Commission, meeting in open session, that a resolution and proposed ordinance be sent to the Town of Huntertown Town Council, recommending that the proposed map amendment Do Pass, with a Written Commitment, approximately 3.56 acres to C1/Professional Office and Personal Services;

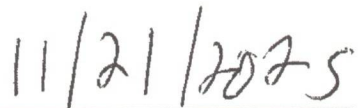
BE IT FURTHER RESOLVED that the Allen County Plan Commission's Findings of Fact setting forth its reasons for this recommended action be included with the resolution and proposed ordinance resolving Rezoning Petition REZ-2025-0050; and,

BE IT FINALLY RESOLVED that the Executive Director of the Allen County Department of Planning Services be directed to execute this Resolution on behalf of the Allen County Plan Commission and to present a copy of it to the Town of Huntertown Town Council;

ADOPTED THIS 20th day of November, 2025.



Benjamin J. Roussel
Executive Director, DPS
Secretary to the Allen County Plan Commission



Date of Signature

ALLEN COUNTY PLAN COMMISSION

Findings of Fact • November 2025

PROPOSAL:	Rezoning Petition REZ-2025-0050 - 1519 Carroll Road
APPLICANT:	Gary Brown
REQUEST:	Rezone from AR/Low Intensity Residential to C1/Professional Office and Personal Services for a multi-tenant medical/professional office building park
LOCATION:	1519 Carroll Road (Section 32 of Perry Township) – Huntertown Jurisdiction
LAND AREA:	3.56 acres

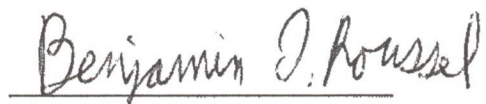
In preparing and considering proposals for rezoning, I.C. 36-7-4-603 states that the Plan Commission and legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

The Plan Commission returns Rezoning Petition REZ-2025-0050 to the Town Board of Huntertown with a recommendation of "Do Pass" and a Written Commitment, after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the Allen County Comprehensive Plan and should not establish an undesirable precedent in the area. The site is located within the "Unincorporated Development Area" and adjacent to "Urban Infill Area". Development in these areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The area is primarily commercial to the west of the property. The applicant is proposing landscaping that will limit the impact on the neighboring residential property.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment in the area that is undergoing increased development in the area. The new zoning gives the property owner flexibility to invest in the property commercially.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This is adjacent growth to a similar development pattern. The review processes from agencies will maintain responsible growth in Northwest Allen County.

These findings approved by the Allen County Plan Commission on November 20, 2025.

A handwritten signature in cursive script that reads "Benjamin J. Roussel". The signature is written in dark ink and is positioned above a horizontal line.

Benjamin J. Roussel

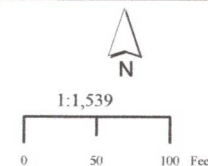
Executive Director

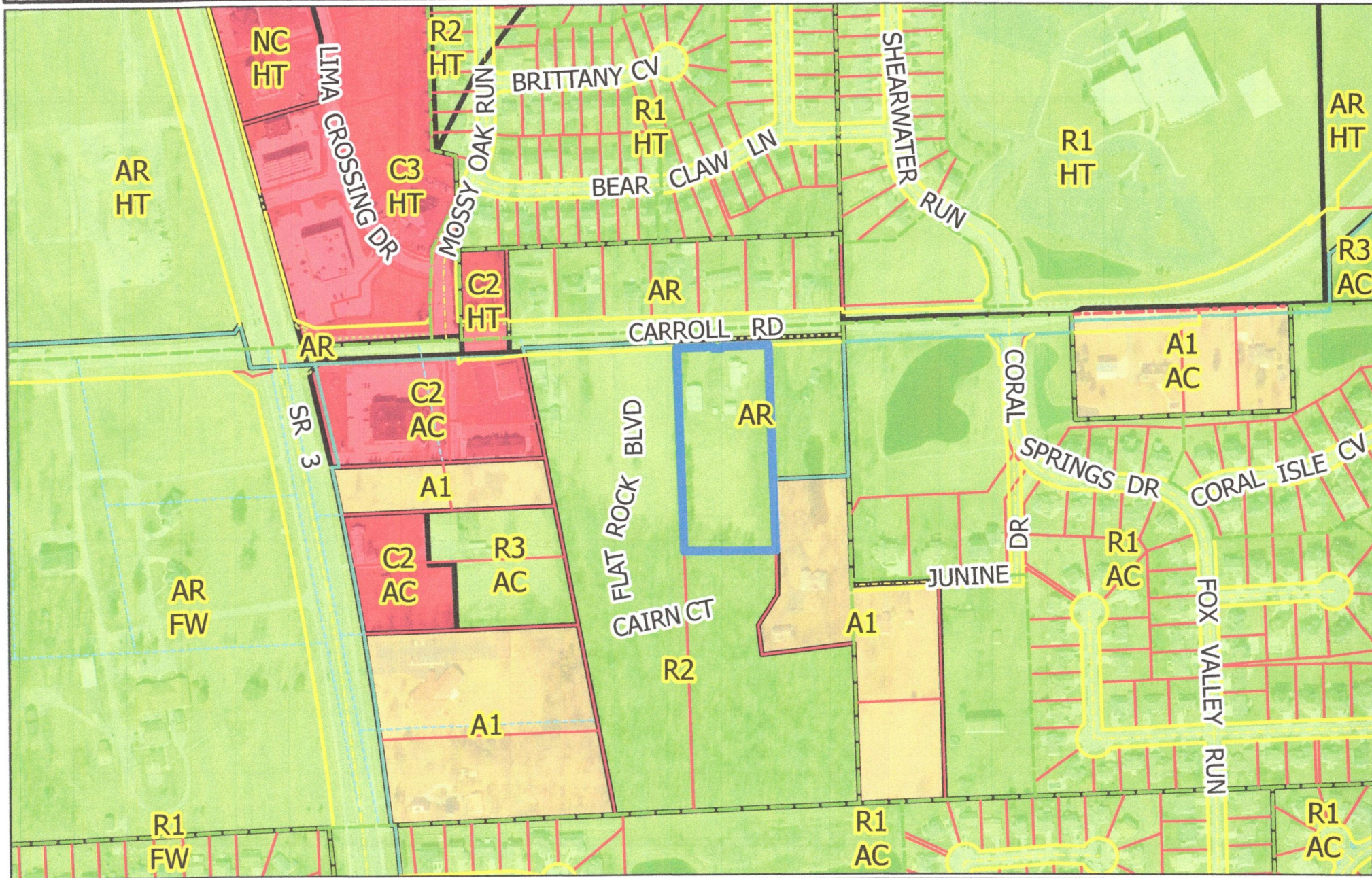
Secretary to the Commission



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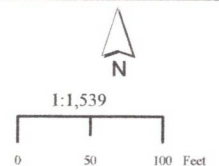
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 10/20/2025

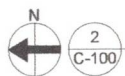
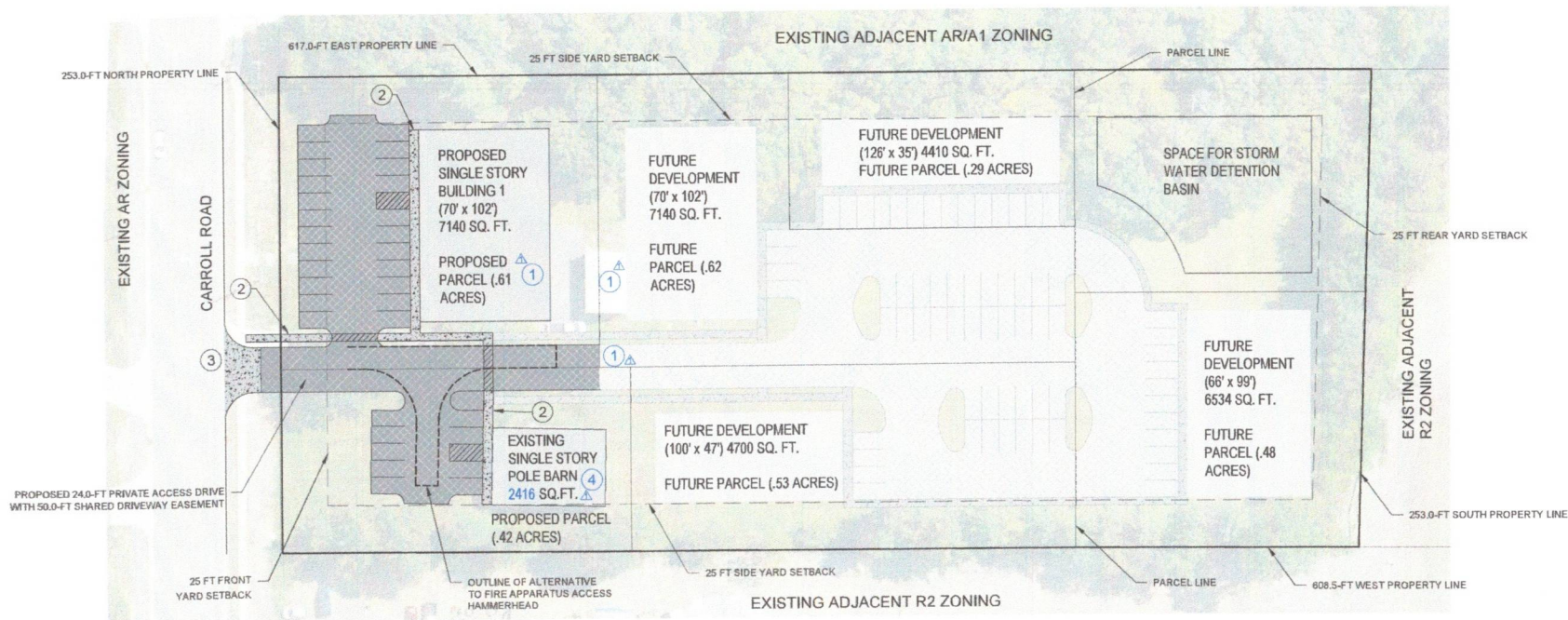




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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 10/20/2025





SITE DEVELOPMENT PLAN

SCALE: 1-INCH = 30-FEET @ 22 X 34 PAPER SIZE / 1-INCH = 60-FEET @ 11 X 17 PAPER SIZE

1 C-100 PLAN NOTES

- EXISTING PRIMARY STRUCTURE (HOUSE) TO BE DEMOLISHED (NOT SHOWN FOR CLARITY). EXISTING ACCESSORY STRUCTURE (GARAGE) TO BE DEMOLISHED (AS SHOWN). EXISTING ACCESSORY STRUCTURE (SHED) TO BE DEMOLISHED (NOT SHOWN FOR CLARITY). REFER TO ALTA LAND TITLE SURVEY, SHEET S1.2, FOR LOCATIONS OF EXISTING STRUCTURES TO BE DEMOLISHED.
- PROPOSED CONCRETE SIDEWALKS FOR CONNECTIVITY TO EXISTING PUBLIC SIDEWALK.
- PROPOSED, ENLARGED CONCRETE CURB CUT AND ENTRANCE IN SIMILAR LOCATION AS EXISTING CURB CUT.
- EXISTING SINGLE STORY POLE BARN, 2416 SQ. FT., TO REMAIN AS UNIVERSALLY PERMITTED ACCESSORY GARAGE FOR SITE MAINTENANCE EQUIPMENT AND STORAGE.

3 SITE DEVELOPMENT PLAN LEGEND

	PROPOSED ASPHALT
	PROPOSED CONCRETE
	FUTURE ASPHALT
	FUTURE CONCRETE



SUMMARY OF LOCAL ZONING ORDINANCE REQUIREMENTS

PROPERTY PARCEL NO: 020232126009000058

PREVAILING ORDINANCE/ EDITION: HUNTERTOWN ZONING ORDINANCE, AMENDED 09-02-2025.

PROPOSED LAND USE: MEDICAL / PROFESSIONAL OFFICE(S)

EXISTING ZONING AND PERMITTED USES: AR - LOW INTENSITY FAMILY RESIDENTIAL

PROPOSED ZONING AND PERMITTED USES: C-1 PROFESSIONAL OFFICE AND PERSONAL SERVICES.

ADJACENT ZONING AND PERMITTED USES: AR TO THE NORTH, R-2 TO THE SOUTH, AR/A1 TO THE EAST, AND R-2 TO THE WEST.

PROPERTY LOCATION IN A FLOOD PLAIN: NO

BUILDING AREA, HEIGHT, AND LOCATION ON PROPERTY:

LOT AREA: 148,104 SQ. FT. (3.40 ACRES)

BUILDING AREAS: 7140 AND 2416 SQ. FT. @ 55% SQ. FT. TOTAL) PROPOSED

7140, 4410, 6534, AND 4700 SQ. FT. (22,784 TOTAL SQ. FT.) FUTURE DEVELOPMENT.

BUILDING HEIGHT: 75 FT MAX., +/- 25'-0" ACTUAL

LOT WIDTH: +/- 253 FT ACTUAL

NORTH FRONT YARD: 25 FT MIN. / 75 FT ACTUAL

SOUTH REAR YARD: 25 FT MIN. / 25 FT ACTUAL

EAST SIDE YARD: 25 FT MIN. / 25 FT ACTUAL

WEST SIDE YARD: 25 FT MIN. / 25 FT ACTUAL

PROPOSED PARKING REQUIREMENTS: (1/400 SQ. FT.)

TOTAL SPACES: (25) REQUIRED / (32) ACTUAL

ACCESSIBLE PARKING SPACES: MIN (2) REQUIRED / (2) ACTUAL

PARKING SETBACK: 5 FT MIN. / 10 FT ACTUAL

EXTERIOR/PARKING LIGHTING: LED AREA LIGHTS

LANDSCAPING REQUIREMENTS: PARKING AREA ADJACENT TO PUBLIC STREET: P-1

PARKING AREA ADJACENT TO RESIDENTIAL AREA: P-2

C1 USE BUILDING ADJACENT TO RESIDENTIAL AREA: B-1



1301-300 Goshen Road
Fort Wayne, IN 46808
PHONE 260.460.6460
www.c3builds.com

THIS DRAWING IS A
CONCEPTUAL DESIGN AND
IS NOT MEANT TO BE AN
EXACT REPRODUCTION OF
THE SCOPE, MATERIALS,
COLORS AND DETAILS OF
THE FINAL PRODUCT MAY
VARY.

PROJECT:

1519 CARROLL RD
OFFICE PARK

1519 CARROLL ROAD,
FORT WAYNE, IN 46845

SHEET TITLE:

PRIMARY SITE
DEVELOPMENT PLAN

DRAWN BY:

LQC

PROJECT NO.:

12125

DATE:

09/25/25

VERSIONS:

10/25/25 - REVISIONS/
CLARIFICATIONS

SHEET:

C-100

ALL CONCEPTS, IDEAS, DESIGN, DRAWINGS, DETAILS, SPECIFICATIONS & OTHER DOCUMENTS FURNISHED BY C3 CONSTRUCTION SHALL REMAIN OWNERSHIP & PROPERTY INTERESTS THEREIN, INCLUDING COPYRIGHTS THEREOF, OF WHICH NONE SHALL BE USED BY OR DISCLOSED TO ANY PERSON OR COMPANY FOR ANY REASON WITHOUT THEIR PRIOR WRITTEN CONSENT. OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR INFORMATION AND REFERENCE.

WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT ("Commitment") is made this 30 day of October, 2025 by 1519 Carroll Road Office Park, % Ron Hammond, (the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of approximately 3.56 acres of real estate located in Allen County, Indiana, the legal description of which is attached hereto as Exhibit "A" (the "Real Estate"); and

WHEREAS, Declarant submitted a rezoning petition with respect to the Real Estate to rezone the Real Estate from AR - Agricultural-Residential zoning districts to a C1/Professional Office and Personal Services zoning district, bearing number REZ-2025-_____ (the "Petition"), which Petition has been approved by the Allen County Plan Commission (the "Plan Commission") and the Allen County Board of Commissioners ("Board of Commissioners"); and

WHEREAS, Declarant has offered this Commitment, voluntarily, pursuant to Indiana Code 36-7-4-1015, for the purpose of limiting certain uses for the Real Estate; and

WHEREAS, in conjunction with the Petition, the Plan Commission has accepted Declarant's offer of this Commitment and its recordation with the Allen County, Indiana, Recorder's Office upon approval of the Petition by the Plan Commission and Board of Commissioners.

NOW, THEREFORE, in consideration of the above and foregoing recitals, Declarant hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or any portion of the Real Estate.

1. **Prohibited Uses**. Subject to the terms and conditions herein contained, the following uses shall be prohibited upon the Real Estate:

- 1) Boarding/lodging house
- 2) Campus housing (off site)
- 3) Correctional services facility
- 4) Data processing facility
- 5) Data storage facility
- 6) Fraternity house
- 7) Homeless/emergency shelter
- 8) Multifamily Complex
- 9) Multifamily Dwelling
- 10) Residential facility for homeless individuals
- 11) Sorority house

- 12) Wind energy conversion system (micro)
- 13) Zoo

2. Permitted Uses. Any use otherwise permitted in a C1 zoning district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use upon the Real Estate.
3. Other Commitments: Declarant agrees to the following development restrictions shall be complied with upon the Real Estate:
 - a. The exterior lighting plan (parking lot and on building) shall be professionally designed to prevent unreasonable or inappropriate light bleed off or pollution of the neighboring properties on East Carroll Road and shall comply with all Site Lighting Standards, as set forth in the current Ordinance.
 - b. Declarant shall adhere to the current Landscaping Standards of the Ordinance.
4. Permits. No permits shall be issued under the zoning ordinance by the Zoning Administrator, or any successor agency having zoning jurisdiction over the Real Estate, until this Commitment is recorded with the Allen County Recorder. The Declarant shall deliver to the Zoning Administrator and the Plan Commission an executed and recorded copy of this Commitment.
5. Binding Effect, Modification, and Termination. This Commitment shall run with the Real Estate, and shall be binding upon the Declarant and each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. The recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated only by a decision of the Plan Commission, following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules of procedure. The Plan Commission shall have the discretion whether to approve or deny any proposed modification or termination of this Commitment. This Commitment may be modified or terminated by the Plan Commission making findings of fact that the proposed modification or termination is required because: (a) there is a substantial change in circumstances from the time of the original Commitment; (b) the proposed modification or termination is in substantial compliance with the Comprehensive Plan; (c) the proposed modification or termination is consistent with the Plan Commission's prior approval; and (d) the application of the terms of the original Commitment would cause an unnecessary hardship absent the modification or termination. Further, pursuant to I.C. 36-7-4-1015(b)(4), this Commitment shall automatically terminate if: (i) the zoning district or classification applicable to the Real Estate is changed; or (ii) if the land use to which this Commitment relates is changed.
6. Recording. Declarant or Applicant shall, at Declarant's or Applicant's expense, record this Commitment with the Allen County Recorder and shall provide two copies of the recorded Commitment to the Zoning Administrator.

7. Enforcement. Any violation of this Commitment shall be deemed a violation of the zoning ordinance in effect at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Plan Commission or any enforcement official designated in the zoning ordinance, or any successor agency having zoning jurisdiction over the Real Estate. Pursuant to I.C. §36-7-4-1015, the Plan Commission or any enforcement official designated in the zoning ordinance, shall be entitled to all legal and equitable remedies available, including specific performance and injunctive relief, for any violation of this Commitment. The enforcement rights of the Plan Commission or any enforcement official designated in the zoning ordinance are cumulative, not exclusive. This Commitment may be enforced by any successor commission or enforcement official having zoning jurisdiction over the Real Estate.
8. Last Deeds of Record. The most recent deed of record for the Real Estate was recorded in the Office of the Recorder of Allen County, Indiana as Document Number(s) 2025041837.
9. Severability. Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.
10. Governing Law. This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.
11. Effective Date. The effective date ("Effective Date") of this Commitment shall be the date of its recordation with the Office of the Recorder of Allen County, Indiana.

"DECLARANT"

1519 CARROLL ROAD OFFICE PARK

Ron Hammond, owner

By: Ronald Hammond
Printed Name: Ronald Hammond
Title: OWNER

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, this 11th day of November, 2025, personally appeared Ronald Hammond and acknowledged the execution of the foregoing. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Lisa Miller
Notary Public

My Commission Expires: 4/22/2033

My County of Residence: Allen



LISA MILLER, Notary Public
Allen County, State of Indiana
Commission Number NP0762987
My Commission Expires April 22, 2033

THIS INSTRUMENT prepared by: Name and address 916 GARY BROWN

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Name 916 GARY BROWN, Gary Brown

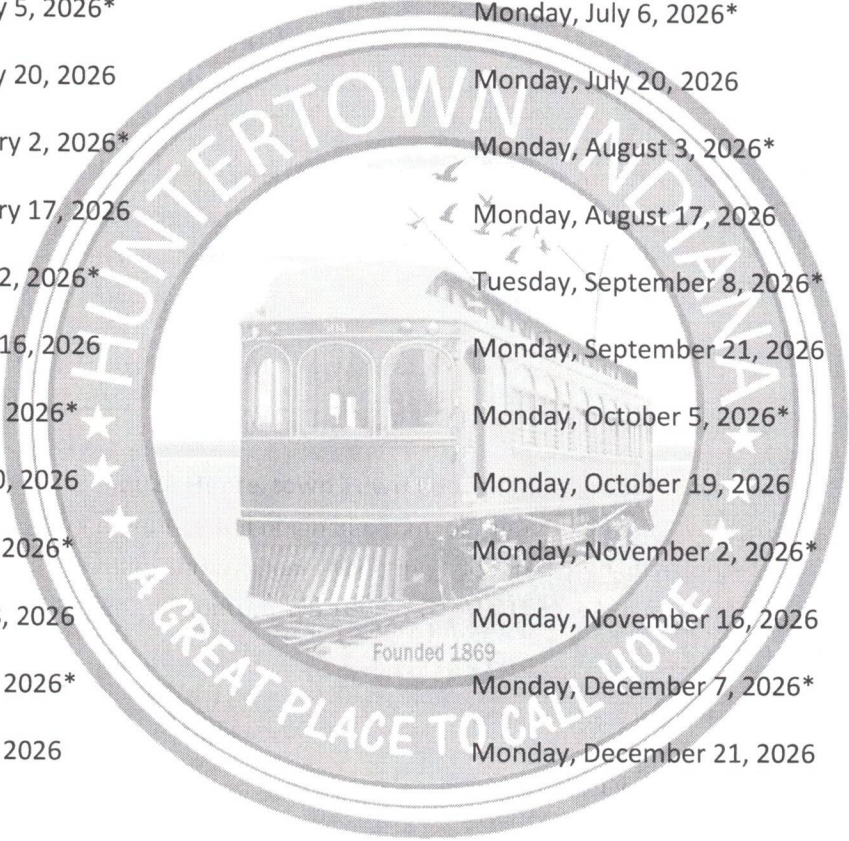
When Recorded, mail to: Name/Firm and address 916 GARY BROWN

C3 CONSTRUCTION SERVICES, LLC
1301 Bldg 300 Goshen Avenue
FORT WAYNE, IN 46808-2084

2026 Huntertown Town Council Meeting Schedule

All meetings will begin at 6 p.m. or immediately following the
Utility Service Board Meeting *denoted with an asterisk*

Meetings take place at Huntertown Town Hall, 15617 Lima Road, Huntertown IN, 46748

The seal of Huntertown, Indiana, is a circular emblem. The outer ring contains the text "HUNTERTOWN INDIANA" at the top and "A GREAT PLACE TO CALL HOME" at the bottom, separated by stars. The center of the seal features a detailed illustration of a steam locomotive crossing a bridge over a river. Below the locomotive, the text "Founded 1869" is inscribed.

Monday, January 5, 2026*	Monday, July 6, 2026*
Tuesday, January 20, 2026	Monday, July 20, 2026
Monday, February 2, 2026*	Monday, August 3, 2026*
Tuesday, February 17, 2026	Monday, August 17, 2026
Monday, March 2, 2026*	Tuesday, September 8, 2026*
Monday, March 16, 2026	Monday, September 21, 2026
Monday, April 6, 2026*	Monday, October 5, 2026*
Monday, April 20, 2026	Monday, October 19, 2026
Monday, May 4, 2026*	Monday, November 2, 2026*
Monday, May 18, 2026	Monday, November 16, 2026
Monday, June 1, 2026*	Monday, December 7, 2026*
Monday, June 8, 2026	Monday, December 21, 2026

Proposal for:
Town of Huntertown, Allen County IN

September 15, 2025

Quoted by: Parker Bright

Software and Services for Cloud



Thank you for the opportunity to quote our software and services.

At BS&A, we are focused on delivering unparalleled service, solutions, support, and customer satisfaction. You'll see this in our literature, but it's not just a marketing strategy... it's a mindset deeply embedded in our DNA. Our goal is to provide such remarkable customer service that our customers feel compelled to remark about it.

*We are extremely proud of the many long-term customer relationships we have built. Our success is directly correlated with putting the customer first and consistently choosing to **listen**. Delivering unparalleled customer service is the foundation of our company.*

Cost Summary

Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count. Module fees are charged annually and include unlimited support.

Boyce Modules Transition - Annual Fee

Financial Management

General Ledger	\$4,775
Accounts Payable	\$3,905
Cash Receipting	\$4,365
Accounts Receivable	\$3,635
Fixed Assets	\$3,545
Purchase Order	\$3,815

Utility Billing Modules

Utility Billing (approximately 5,700 utility accounts)	\$8,415
--	---------

Personnel Management

Payroll	\$6,475
---------	---------

Subtotal \$38,930

New Cloud Modules - Annual Fee

BS&A Online

Public Records Search + Online Bill Pay With use of integrated Credit Card Processor	\$1,775
---	---------

Subtotal \$1,775



Professional Services

Boyce Module Migration Services include:

- Analyzing customer processes to ensure all critical components are addressed.
- Creating and managing the project schedule in accordance with the customer's existing processes and needs.
- Planning and scheduling training around any planned process changes included in the project plan.
- Data mapping, testing and verification.
- Modifying the project schedule as needed to accommodate changes to the scope and requirements of the project that are discovered.
- Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.
- Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).
- Convert of existing Keystone data

Migration Fee	\$59,470
Early Adopter Discount	-\$59,470
Subtotal:	\$0

New Modules Project Management and Product Configuration

Services include:

- Analyzing customer processes to ensure all critical components are addressed.
- Creating and managing the project schedule in accordance with the customer's existing processes and needs.
- Planning and scheduling training around any planned process changes included in the project plan.
- Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.
- Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.
- Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).

\$1,000

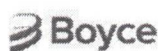
Implementation and Training

- \$1,200/day
- Days quoted are estimates; you are billed for actual days used
- Days quoted represent staff member days not calendar days

Services include:

- Setting up users and user security rights for each application
- Performing final process and procedure review
- Configuring custom settings in each application to fit the needs of the customer
- Setting up application integration and workflow methods
- Onsite verification of converted data for balancing and auditing purposes
- Training and Go-Live

Software Setup	Days: 6	\$7,200
Financial Management Modules	Days: 12	\$14,400
Utility Billing Modules	Days: 10	\$12,000
Personnel Management Modules	Days: 4	\$4,800
Total:	32	Subtotal \$38,400



Cost Totals

Boyce Modules Transition - Annual Fee	\$38,930
New Modules - Annual Fee	\$1,775
Professional Services – Migration fee	\$0
New Modules Project Management and Product Configuration	\$1,000
Implementation and Training	\$38,400
Total Proposed	\$80,105

Estimated Travel Expenses are not outlined in this proposal. The final invoice will reflect actual expenses following the completion of all training activities based on the Federal Guidelines described below.

\$160/\$185/\$225 per day hotel, varies by state
\$90 per day car rental
\$70 per day meals
\$730 per trip airfare/related expenses
\$0.70/mile round trip for drive distance

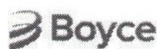
Payment Schedule

1st Payment: **\$1,000** to be invoiced upon execution of this agreement.
2nd Payment: **\$40,705** to be invoiced at activation of customer's site.
3rd Payment: **\$38,400** to be invoiced upon completion of training.

BS&A Online

Connection Requirements

Boyce Cloud modules require a high-speed internet connection (cable modem or DSL).



Scope of Data Migration – Keystone to BS&A

This appendix outlines the standard scope of data migration from the Keystone system to Boyce Cloud powered by BS&A, focusing on the data and modules included in the transition and options for accessing historical information.

Overview of Migration Scope

The migration process includes data currently available in the live (unarchived) Keystone environment. The typical scope includes:

- The current year, and
 - Up to two full prior years, if available in the live system.
-

Included Modules and Data

KeyFund (Fund Accounting)

- Migrates the current fiscal year as maintained in the live system.

KeyLedger (Ledger)

- Includes up to 18 months of data, with the current fiscal year prioritized.

KeyPayroll (Payroll)

- Includes the current year and up to two prior years of live data.

KeyBilling (Utility Billing)

- Includes the current year and up to two prior years of live data.
-

Financial Readiness

To support an accurate and seamless migration, clients are asked to:

- Ensure bank reconciliations are up to date through the most recent full month prior to migration.
- Complete General Ledger Close for the prior fiscal year, if that year is to be included in the migration scope.

Failure to meet these requirements may result in delayed implementation.



Additional Data Handling

The following modules will be transitioned using a data file import method:

- **Accounts Receivable (AR)** – From KeyFund
- **Fixed Assets (FA)** – From KeyAssets
- **Purchase Orders (PO)** – From KeyFund

This approach ensures continuity without the need for a full database conversion.

Additional years or data structures that fall outside the standard migration scope—such as merging multiple databases or unique configuration setups—may incur additional fees.

Access to Historical Data

While the migration focuses on current and the last two years of recent operational data, clients retain access to historical records through the following options:

- **Read-Only Keystone Access** – Keystone will remain available in a view-only mode for reference to prior years.
- **Client-Generated Reports** – Clients are encouraged to generate and retain any key reports from the archive prior to the migration.
- **Excel Export** – Archived data can also be exported into Excel for easy local access and retention.

Migration Training Scope Statement

Client training is guided by an official training checklist provided by the Migration Project Team. This checklist outlines all topics and tasks included in the training scope and serves as the formal record of what will be covered during onsite sessions.

At the conclusion of training, clients will review and sign the checklist to confirm that all listed topics have been addressed. Only the items acknowledged on this signed checklist are considered within the scope of training.

Requests for additional topics, retraining, or areas not included in the checklist may require separate scheduling, support arrangements, or additional fees, depending on the request.

