



HUNERTOWN TOWN COUNCIL MEETING AGENDA

Tuesday, January 20, 2026, 6:00 p.m.
Hunertown Town Hall, 15617 Lima Road, Hunertown, IN 46748

Call meeting to order with the Pledge of Allegiance

Approval of Meeting Minutes

- January 5, 2026, Regular Meeting

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

- January 20, 2026

NEW BUSINESS

- Hunertown Resolution 2026-003 – Fiscal plan for Dunton Road Voluntary Annexation
- Poka-Bache Task Force membership fee

OLD BUSINESS

- Hunertown Ordinance 2026-002 – Annexing Certain Territory to the Town of Hunertown (Dunton Road Voluntary Annexation)
- Snowplow quote

REPORTS:

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

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

ADJOURNMENT - Next Town Council Meeting is Monday, February 2, 2026

Meeting is streamed online at www.youtube.com/@TownofHunertownIndiana

Meeting of the Town Council of Huntertown, Indiana
Monday, January 5, 2026, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Monday, January 5, 2026, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were town council members Michael Aker, Patricia Freck; Tina McDonald; and Brandon Seifert; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Steven Cardenas and Derek Frederickson of Engineering Resources Inc.; Mike Hawk of Hawk Haynie Kammeyer & Smith; four (4) members of the public and zero (0) members of the media. Council member Brad Hite was absent. The meeting was streamed on the Town's YouTube Channel.

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

ELECTION OF OFFICERS

Patricia Freck made a motion to nominate Michael Aker for President of the Huntertown Town Council for 2026. Brandon Seifert seconded. Michael Aker accepted the nomination. No other nominations were brought forth. After no further discussion, the motion carried 4-0.

Patricia Freck began to make a motion to nominate Tina McDonald for Vice-President of the Huntertown Town Council for 2026 but was interrupted by Brandon Seifert, who completed a motion to nominate himself for Vice-President of the Huntertown Town Council for 2026. Michael Aker asked Ryan Schwab for clarification on how this situation should be handled. Schwab said that he heard Patricia Freck begin her motion, but Seifert was able to get his motion finished before her. Schwab said Freck should have been given the opportunity to finish her motion without interruption, but he would yield his decision to the council president. Aker then asked Resource Officer Brandon Reichert what he heard and Reichert said the same; Freck started a motion and Seifert was able to complete a motion first. Aker then stated that Freck should be allowed to finish her motion and that it be treated as the first motion on the floor. Patricia Freck then nominated Tina McDonald for Vice-President of the Town Council for 2026. Tina McDonald seconded the motion and accepted the nomination. Michael Aker then made a motion to nominate Brandon Seifert for Vice-President of the Huntertown Town Council for 2026. Seifert seconded the motion and accepted the nomination. After no further discussion, Aker called for a vote on the McDonald nomination and the motion carried, 3-1 (Freck – Aye, McDonald – Aye, Seifert – Aye, Aker – Nay). Since the motion passed, there was no need to vote on the second nomination.

PUBLIC HEARING

Michael Aker suspended the regular meeting at 6:04 p.m. and opened a Public Hearing for Huntertown Ordinance 2025-019, an Ordinance establishing service fees for the collection of solid waste and recycling within the Town of Huntertown, Indiana. Hannah Walker provided an overview of the ordinance, including pricing for the three-year contract with Republic Services. Michael Aker opened the floor to public comment, and none were brought forth. Aker closed the Public Hearing at 6:06 p.m.

At 6:06 p.m., Aker opened a Public Hearing for Huntertown Ordinance 2026-002, an Ordinance annexing certain territory to the Town of Huntertown to be commonly known as the Dunton Road Annexation. Hannah Walker provided an overview of the ordinance. Michael Aker opened the floor to public

comment, and none were brought forth. Aker closed the Public Hearing at 6:08 p.m. and reconvened the regular meeting.

COUNCIL ACTION

Tina McDonald made a motion to approve the minutes of December 15, 2025, regular meeting. Patricia Freck seconded. Motion carried 4-0.

Brandon Seifert made a motion to approve the minutes from December 29, 2025, Joint Executive Session with the Huntertown Redevelopment Commission. Tina McDonald seconded. Motion carried 4-0.

Brandon Siefert made a motion to approve the general, water, and sewer claims dated January 5, 2026, in the amount of \$1,838,666.87. Patricia Freck seconded. Motion carried 4-0.

Tina McDonald made a motion to consider and amend Huntertown Ordinance 2025-019, an Ordinance establishing service fees for the collection of solid waste and recycling within the Town of Huntertown, Indiana, amending only to rename the Ordinance to Huntertown Ordinance 2026-001, an Ordinance establishing service fees for the collection of solid waste and recycling within the Town of Huntertown, Indiana. Patricia Freck seconded. Motion carried 4-0.

Patricia Freck made a motion to adopt, Huntertown Ordinance 2026-001, an Ordinance establishing service fees for the collection of solid waste and recycling within the Town of Huntertown, Indiana. Brandon Seifert seconded. Motion carried 4-0.

Brandon Seifert made a motion to introduce Huntertown Ordinance 2026-002, an Ordinance annexing certain territory to the Town of Huntertown, Indiana to be commonly known as the Dunton Road Annexation. Tina McDonald seconded. Motion carried 4-0.

Patricia Freck made a motion to approve Huntertown Resolution 2026-001, a Resolution approving an agreement for services for a Town Attorney for 2026. Tina McDonald seconded. Motion carried 4-0.

Tina McDonald made a motion to approve Huntertown Resolution 2026-002, a Resolution approving an agreement for services for a Town Engineer for 2026. Patricia Freck seconded. Motion carried 4-0.

Patricia Freck made a motion to approve a vehicle quote from Kelley Cheverlot, in the amount of \$60,589.00, for a 2026 Chevy Silverado 2500, with the general fund paying for one-third of that total amount at \$20,529.67. Brandon Seifert seconded. Hannah Walker provided an overview of the quote, noting that the town is purchasing the vehicle through the Quest program in conjunction with the City of Fort Wayne and State of Indiana contract. She also noted that the Utility Service Board approved payment in the amount of \$20,529.66 from both the water and wastewater utility funds at its meeting earlier in the evening. After no further discussion, the motion was carried 4-0.

Tina McDonald made a motion to approve a quote from Fort Wayne Toyota for the purchase of a 2026 Toyota Highlander in the amount of \$41,812.55, with the general fund paying for one-third of the total amount of \$13,940.41. Patricia Freck seconded. Hannah Walker provided an overview of the three quotes, noting that Fort Wayne Toyota was the lowest quoter. The quote includes trading in the town's 2015 Chevy Equinox. 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:

- Jeff Thomas, a local developer, spoke to the town council about a plan for duplexes along Carroll Road. Thomas had originally planned for multiple townhomes at the same site in 2025, but after the public spoke against the project, the council voted against the rezoning of the property. Thomas decided to present his plan to the council to get its opinion on the project before taking the plans to the Allen County Plan Commission for approval. The plan includes three buildings (six units) and also addressed some prior drainage issues. Council members viewed this plan as an improvement on the Townhomes plan, but shared concerns about the residents having their driveways perpendicular to Carroll Road. Thomas noted that other residences on the south side face the same issue. After no further discussion, no action was taken.
- The council reviewed three quotes for duct work cleaning and carpet cleaning at Huntertown Town Hall. Council members sought more information from the low bidder about the amount of time it was quoting the project to take compared to another quote. Hannah Walker said she would get updated information and report back.

OLD BUSINESS

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

REPORTS

Michael Aker had the following report:

- He requested the town send flowers either to the hospital or home of Utility Service Board member Michael Stamets who has been in the hospital. Patricia Freck suggested a gift card for food instead of flowers. Hannah Walker said she would reach out for suggestions on places to get gift cards from and that she would also get a card for the council members to sign.

Resource Officer Brandon Reichert left the meeting on police business.

Outside of items listed under Council Action, Clerk-Treasurer Ryan Schwab had the following report:

- He provided the council with a list of miscellaneous appropriation transfers that were needed to clean up negative line items on the town's appropriation report. The town had three appropriations that had a negative balance, and all were cleaned up.
- He provided the council with a quote from Truland Equipment for a plow. Council members asked to see more than one quote.

Town Manager Hannah Walker advised the council to read through her emailed report for updates and had no further report.

Representatives of Engineering Resources had no report.

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

PUBLIC COMMENT

None were brought forth.

Brandon Seifert made a motion to adjourn. Patricia Freck seconded. The motion passed with a voice vote and the meeting adjourned at 6:37 p.m.

Attest: _____

Michael Aker
President

Ryan Schwab
Clerk Treasurer

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 IC 5-11-10-1.6.

January 20, 2026

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

TOWN OF HUNTERTOWN

JANUARY 20, 2026

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 5 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 2,534,347.45.

Dated this 20th day of January 2026.

MICHAEL AKER (PRESIDENT)

PATRICIA FRECK

BRADLEY HITE

TINA MCDONALD

BRANDON SEIFERT

Signatures of Governing Board

Accounts Payable Register
APV Register Batch - JANUARY 20, 2026
All History
Ordered By APV Number

Date: 01/16/2026 10:41:10 AM
 APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	CHECK			MEMORANDUM
							AMOUNT	CHECK #	DATE	
01/09/2026	49198	PAYROLL FUND		1101001102.000	GEN - CLERK-TREASURER	Clerk-treasurer	1284.15	11656	01/07/2026	
01/09/2026	49198	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability Medicare	27.33	11656	01/07/2026	
01/09/2026	49198	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability FICA	116.82	11656	01/07/2026	
01/09/2026	49198	PAYROLL FUND		2201001101.000	MVH - WAGES	Salaries - MVH	4889.66	11656	01/07/2026	
01/09/2026	49198	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability FICA	283.84	11656	01/07/2026	
01/09/2026	49198	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability Medicare	66.36	11656	01/07/2026	
01/09/2026	49198	PAYROLL FUND		1101001103.000	GEN - HOURLY, SUMMER,FALL AND CASUAL EM	GEN - Add. Part time Help	33.54	11656	01/07/2026	
01/09/2026	49198	PAYROLL FUND		1101001108.000	GEN - TOWN MANAGER	GEN - Town Manager	567.00	11656	01/07/2026	
01/09/2026	49199	NET PAY		8901001110.000	PAYROLL - NET SALARIES	Net Entry	27100.14	49199M	01/09/2026	
01/09/2026	49200	PAYROLL FUND		6101001111.000	WATER - SALARIES AND WAGES - OFFICE	WAT - Plant Salaries	16165.03	20253	01/07/2026	
01/09/2026	49200	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability Medicare	218.38	20253	01/07/2026	
01/09/2026	49200	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability FICA	933.73	20253	01/07/2026	
01/09/2026	49201	PAYROLL FUND		6201001111.000	SEWER - SALARIES & HOURLY WAGES OFFICE	SEW - Plant Salaries	16254.44	12218	01/07/2026	
01/09/2026	49201	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability Medicare	223.06	12218	01/07/2026	
01/09/2026	49201	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability FICA	953.74	12218	01/07/2026	
01/09/2026	49202	INTERNAL REVENUE SERVICE		8901001921.000	PAYROLL - 941 PAYMENTS	FEDERAL	3077.91	49202M	01/09/2026	
01/09/2026	49202	INTERNAL REVENUE SERVICE		8901001922.000	PAYROLL - FICA WITHHELD	FICA	4576.26	49202M	01/09/2026	
01/09/2026	49202	INTERNAL REVENUE SERVICE		8901001923.000	PAYROLL - MEDICARE WITHHELD	MEDICARE	1070.27	49202M	01/09/2026	
01/09/2026	49203	PERF		8901001926.000	PAYROLL - PERF	1/9 PAYROLL	6365.58	49203M	01/09/2026	
01/07/2026	49204	PAYROLL FUND		1101001104.000	GEN - PERF	CLERK/TM 1/9 PAYROLL	207.33	11657	01/07/2026	
01/07/2026	49204	PAYROLL FUND		2201001102.000	MVH - PERF	1/9 PAYROLL	547.60	11657	01/07/2026	
01/07/2026	49205	PAYROLL FUND		6101001130.000	WATER - PERF	1/9 PAYROLL	1802.07	20254	01/07/2026	
01/07/2026	49206	PAYROLL FUND		6201001130.000	SEWER - PERF	1/9 PAYROLL	1813.94	12219	01/07/2026	
01/09/2026	49207	COMMUNITY STATE BANK		8901001590.000	PAYROLL MISCELLANEOUS	1/9 HSA PULL	669.41	49207M	01/09/2026	

Accounts Payable Register

Date: 01/16/2026 10:41:10 AM
APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
01/09/2026	49208	INDIANA STATE CENTRAL COLLECTION UNIT		8901001591.000	PAYROLL GARNISHMENT	CHILD SUPPORT	244.00	49208M	01/09/2026	
12/31/2025	49209	BNY MELLON CORPORATE TRUST		4508001990.000	BNY - WATER GO 2025 PAA - MISCELLANEOUS	JULY 1 PAYMENT	188278.13	49209M	12/31/2025	
01/05/2026	49210	COMCAST		1101001312.000	GEN - TELEPHONE	WWTP INTERNET	101.86	49210M	01/05/2026	
01/07/2026	49211	INDIANA DEPT. OF REVENUE		6101001501.000	WATER - SALES TAX	DECEMBER SALES TAX	11750.68	49211M	01/07/2026	
01/08/2026	49212	LANDMARK STRUCTURES LLP		6105001401.000	Water Utility Construction (in progress) - Capital	PAY APP 4 - WATER TOWER	702810.00	20255	01/08/2026	
01/08/2026	49213	R.G. ZACHRICH CONSTRUCTION INC.		6201001430.000	SEWER - IMPROVEMENTS & ADDITIONS	LIFT STATION IMPROVEMENTS PAY APP 6	46158.00	12220	01/08/2026	
01/08/2026	49213	R.G. ZACHRICH CONSTRUCTION INC.		6201001430.000	SEWER - IMPROVEMENTS & ADDITIONS	LIFT STATION IMPROVEMENTS PAY APP 7	62715.24	12220	01/08/2026	
01/08/2026	49214	R. YODER CONSTRUCTION		6204001590.000	Sewage - Construction in Progress - Miscellaneous	PAY APP 5 - WWTP PHASE 3	1137749.66	12221	01/08/2026	
01/08/2026	49215	HAWK, HAYNIE, KAMMEYER & SMITH		6101001311.000	WATER - ATTORNEY/LEGAL FEES	(1/2) USB SERVICES (DECEMBER)	6037.50	20256	01/08/2026	
01/08/2026	49216	HAWK, HAYNIE, KAMMEYER & SMITH		6201001311.000	SEWER - ATTORNEY/LEGAL FEES	(1/2) USB SERVICES (DECEMBER)	6537.50	12222	01/08/2026	
01/08/2026	49217	INDIANA MICHIGAN POWER		2201001351.000	MVH - ELECTRIC	STREET LIGHT ACCT 43-465-857-0-8	1033.73	11658	01/08/2026	
01/08/2026	49218	NEC CLOUD COMMUNICATIONS AMERICA, INC.		1101001312.000	GEN - TELEPHONE	TOWN HALL PHONES (DEC)	191.13	49218M	01/08/2026	
01/09/2026	49219	INVOICE CLOUD INC.		1101001201.000	GEN - OFFICE SUPPLIES/POSTAGE	PORTAL FEE (DEC)	25.00	49219M	01/09/2026	
01/09/2026	49220	REPUBLIC SERVICES #091		6601001360.000	SANITATION CONTRACTURAL SERVICES	TRASH/RECYCLING (DECEMBER)	97706.56	11659	01/09/2026	
01/09/2026	49221	REPUBLIC SERVICES #091		6201001220.000	SEWER - CHEMICALS	SLUDGE REMOVAL 12/17, 12/22, 12/29	4455.71	12223	01/09/2026	
01/09/2026	49222	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	WWTP #2	5528.55	12224	01/09/2026	
01/09/2026	49222	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	WWTP #1	8557.01	12224	01/09/2026	
01/12/2026	49223	UNITED STATES POSTAL SERVICE		6101001211.000	WATER - POSTAGE	JANUARY DELINQUENT NOTICES	257.52	49223M	01/15/2026	
01/12/2026	49224	FORT WAYNE NEWSPAPERS		6101001332.000	WATER - LEGALS PUBLISHED OLD LIMA ROAD WATER MAIN LEGAL		85.04	49224M	01/12/2026	
01/14/2026	49225	MULTIPLE RESIDENTS		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURNS (40)	1000.00	49225M	01/14/2026	

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01/14/2026	49226	PHYSICIANS HEALTH PLAN		8901001930.000	PAYROLL-INSURANCE DEDUCTION	HEALTH INSURANCE PREMIUM (FEB)	2581.38	11660	01/16/2026	
01/14/2026	49226	PHYSICIANS HEALTH PLAN		2201001104.000	MVH - INSURANCE	HEALTH INSURANCE PREMIUM (FEB)	1147.21	11660	01/16/2026	
01/14/2026	49227	PHYSICIANS HEALTH PLAN		6101001341.000	WATER - HEALTH INSURANCE	HEALTH INSURANCE PREMIUM (FEB)	3303.89	20257	01/16/2026	
01/14/2026	49228	PHYSICIANS HEALTH PLAN		6201001341.000	SEWER - HEALTH INSURANCE	HEALTH INSURANCE PREMIUM (FEB)	3240.41	12225	01/16/2026	
01/15/2026	49229	USI CONSULTANTS INC		2202001401.000	LRS - CONSTRUCTION & REPAIR	CARROLL ROAD ENGINEERING -20 PERCENT	1130.67		//	
01/15/2026	49229	USI CONSULTANTS INC		2406001302.000	CARROLL ROAD GRANT - ENGINEERING	CARROLL ROAD ENGINEERING - 80 PERCENT	4522.68		//	
01/15/2026	49230	ATOMIC WATER SOLUTIONS, LLC		6101001220.000	WATER - CHEMICALS	WATER SOFTENER SALT	887.00		//	
01/15/2026	49230	ATOMIC WATER SOLUTIONS, LLC		6101001360.000	WATER - CONTRACTUAL SERVICES	WATER SOFTENER RENTAL	35.00		//	
01/15/2026	49231	DELTA T MECHANICAL, INC.		6201001360.000	SEWER - REPAIRS & MAINTENANCE	(1/2) BATHROOM REPAIR AT TOWN HALL	230.00		//	
01/15/2026	49232	CITY OF FORT WAYNE		2201001315.000	MVH - CONTRACT SERVICES	TRAFFIC SIGNAL MAINTENANCE (SEPT 25)	536.00		//	
01/15/2026	49232	CITY OF FORT WAYNE		2201001315.000	MVH - CONTRACT SERVICES	TRAFFIC SIGNAL MAINTENANCE (OCT 25)	536.00		//	
01/15/2026	49232	CITY OF FORT WAYNE		2201001315.000	MVH - CONTRACT SERVICES	TRAFFIC SIGNAL MAINTENANCE (NOV 25)	533.00		//	
01/15/2026	49232	CITY OF FORT WAYNE		2201001315.000	MVH - CONTRACT SERVICES	TRAFFIC SIGNAL MAINTENANCE (DEC 25)	536.00		//	
01/15/2026	49233	INTEGRITY CONTROL AND AUTOMATION LLC		6101001362.000	WATER - REPAIRS & MAINTENANCE	FLOW METER CALIBRATIONS (8)	1013.65		//	
01/15/2026	49234	IDEAL OFFICE SOURCE		1101001201.000	GEN - OFFICE SUPPLIES/POSTAGE	VARIOUS OFFICE SUPPLIES	59.55		//	
01/15/2026	49235	ALLIANCE OF INDIANA RURAL		6101001360.000	WATER - CONTRACTUAL SERVICES	(1/2) TOWN DUES 2026	390.00		//	
01/15/2026	49235	ALLIANCE OF INDIANA RURAL		6101001305.000	WATER - TRAVEL & EDUCATION	SPRING CONFERENCE REGISTRATION (HANNAH)	280.00		//	
01/15/2026	49235	ALLIANCE OF INDIANA RURAL		6101001305.000	WATER - TRAVEL & EDUCATION	EXAM REVIEW COURSE	400.00		//	
01/15/2026	49235	ALLIANCE OF INDIANA RURAL		6101001305.000	WATER - TRAVEL &	SPRING CONFERENCE	560.00		//	

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01/15/2026	49236	ALLIANCE OF INDIANA RURAL		6201001361.000	EDUCATION SEWER - CONTRACTURAL SERVICES	REGISTRATION (2) (1/2) TOWN DUES 2026	390.00		//	
01/15/2026	49236	ALLIANCE OF INDIANA RURAL		6201001305.000	SEWER - TRAVEL & EDUCATION	SUNCOAST APPRENTICESHIP CLASSES (DILLON)	225.00		//	
01/15/2026	49237	UTILITY SERVICE CO. INC.		6101001363.000	WATER - WATER TOWER MAINTENANCE	2026 WATER TOWER MAINTENANCE	95632.21		//	
01/15/2026	49238	BROWN & SONS FUEL CO. INC		6101001320.000	WATER - FUEL/GASOLINE	(1/2) GASOLINE 12/30	106.56		//	
01/15/2026	49239	BROWN & SONS FUEL CO. INC		6201001320.000	SEWER - FUEL/GASOLINE	(1/2) GASOLINE 12/30	106.56		//	
01/15/2026	49240	INDIANA UNDERGROUND PLANT PROTECTION SERVICE INC.		6101001232.000	WATER - LOCATES	DECEMBER LOCATES	126.35		//	
01/15/2026	49241	INDIANA UNDERGROUND PLANT PROTECTION SERVICE INC.		6201001232.000	SEWER - LOCATES	DECEMBER LOCATES	126.35		//	
01/15/2026	49242	WATER SOLUTIONS UNLIMITED		6101001220.000	WATER - CHEMICALS	CHLORINE/CHEMICALS AT WTP	2870.00		//	
01/15/2026	49243	GENERAL PETROLEUM, INC.		6201001230.000	SEWER - MATERIALS & SUPPLIES	GREASE FOR WWTP	175.16		//	
01/15/2026	49244	HOUSER AUTOMOTIVE, INC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	HEADLIGHT BULB	78.99		//	
01/15/2026	49245	FORT WAYNE IT SOLUTIONS		4401001401.000	CUM CAP IMP	MANAGED IT SERVICES	1552.00		//	
01/15/2026	49246	THE C.I. THORNBURG CO. INC		6201001220.000	SEWER - CHEMICALS	BIOFLOC FOR WWTP	4357.08		//	
01/15/2026	49247	LIVING WATERS COMPANY, INC		6101001362.000	WATER - REPAIRS & MAINTENANCE	ISOLATION VALVES FOR AMMONIA	717.95		//	
01/15/2026	49248	SHERIFF OF ALLEN COUNTY		1101001304.000	GEN - POLICE PROTECTION	RESOURCE OFFICER CONTRACT (DECEMBER)	15339.67		//	
01/15/2026	49249	PARKERS OUTLET CENTER		6101001132.000	WATER - UNIFORMS	BIB FOR WATER EMPLOYEES	1189.91		//	
01/15/2026	49250	CGH STEEL		2201001361.000	MVH - REPAIRS AND MAINTENANCE	STEEL SHEET FOR SHOP	50.00		//	
01/15/2026	49251	ALEXANDER CHEMICAL CORPORATION		6101001220.000	WATER - CHEMICALS	AMMONIA	1396.07		//	
01/15/2026	49252	CINTAS CORP		6101001132.000	WATER - UNIFORMS	(1/2) UNIFORMS 1/7 AND 1/14	118.98		//	
01/15/2026	49253	CINTAS CORP		6201001132.000	SEWER - UNIFORMS	(1/2) UNIFORMS 1/7 AND 1/14	118.98		//	
01/15/2026	49254	CHRISTOPHER COOKE		6601001590.000	SANITATION MISCELLANEOUS EXP.	REFUND FOR OVERPAY	19.10		//	

Accounts Payable Register

APVREGISTER.FR

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
01/16/2026	49255	INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT		6101001360.000	WATER - CONTRACTUAL SERVICES	ANNUAL IDEM PERMIT	5341.85		/ /	
01/16/2026	49256	INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT		6201001361.000	SEWER - CONTRACTURAL SERVICES	ANNUAL IDEM PERMIT	9670.00		/ /	
01/16/2026	49257	CRAFT LABORATORIES, INC.		2201001361.000	MVH - REPAIRS AND MAINTENANCE	MAXICLEAN FOR SHOP	76.75		/ /	
01/16/2026	49258	ALLEN COUNTY HIGHWAY		2201001401.000	MVH - IMPROVEMENTS OF STREETS	BRIDGE WITHHOLDING (JANUARY)	2169.08	49258M	01/16/2026	
*** GRAND TOTAL ***							2534347.45			

Allowance Docket
For payfile ending 01/03/2026 12:00:00 AM
All Records
Ordered by Employee Name
Grouped By Location

Page : 1

Date: 01/16/2026 11:10:47 AM

EMPDOCK.FRXX

User ID: RYAN

Pay			All Paytypes Except Overtime	Overtime Only
Period Employee	Ending Number	Employee Name	Distribution Name	
Location : Blank				
01/03/2026	318	Bailey, Randy C.	SEW - Plant Salaries	\$1030.08
01/03/2026	318	Bailey, Randy C.	Salaries - MVH	\$515.04
01/03/2026	318	Bailey, Randy C.	WAT - Plant Salaries	\$1030.08
01/03/2026	321	Bleke, David W.	GEN - Add. Part time Help	\$33.54
01/03/2026	321	Bleke, David W.	SEW - Plant Salaries	\$58.69
01/03/2026	321	Bleke, David W.	WAT - Plant Salaries	\$75.45
01/03/2026	309	Brindle, Gabriel S.	SEW - Plant Salaries	\$257.52
01/03/2026	309	Brindle, Gabriel S.	Salaries - MVH	\$257.52
01/03/2026	309	Brindle, Gabriel S.	WAT - Plant Salaries	\$2060.16
01/03/2026	304	Chesney, Tyler J.	SEW - Plant Salaries	\$888.25
01/03/2026	304	Chesney, Tyler J.	Salaries - MVH	\$444.12
01/03/2026	304	Chesney, Tyler J.	WAT - Plant Salaries	\$888.25
01/03/2026	311	Dafforn, Darren W.	SEW - Plant Salaries	\$2232.96
01/03/2026	311	Dafforn, Darren W.	Salaries - MVH	\$279.12
01/03/2026	311	Dafforn, Darren W.	WAT - Plant Salaries	\$279.12
01/03/2026	325	Dean, Chad T	SEW - Plant Salaries	\$744.00
01/03/2026	325	Dean, Chad T	Salaries - MVH	\$372.00
01/03/2026	325	Dean, Chad T	WAT - Plant Salaries	\$744.00
01/03/2026	324	Deisler, Drew K.	SEW - Plant Salaries	\$757.41
01/03/2026	324	Deisler, Drew K.	Salaries - MVH	\$378.70
01/03/2026	324	Deisler, Drew K.	WAT - Plant Salaries	\$757.41
01/03/2026	314	Marquart, Anthony K.	SEW - Plant Salaries	\$744.00
01/03/2026	314	Marquart, Anthony K.	Salaries - MVH	\$372.00
01/03/2026	314	Marquart, Anthony K.	WAT - Plant Salaries	\$744.00
01/03/2026	207	Payne, Sheridan L.	SEW - Plant Salaries	\$1076.83
01/03/2026	207	Payne, Sheridan L.	WAT - Plant Salaries	\$1076.83
01/03/2026	310	Roberson, Austin P.	SEW - Plant Salaries	\$888.25
01/03/2026	310	Roberson, Austin P.	Salaries - MVH	\$444.12
01/03/2026	310	Roberson, Austin P.	WAT - Plant Salaries	\$888.25
01/03/2026	317	Schobert, Timothy L.	SEW - Plant Salaries	\$966.26
01/03/2026	317	Schobert, Timothy L.	Salaries - MVH	\$483.12
01/03/2026	317	Schobert, Timothy L.	WAT - Plant Salaries	\$966.26
01/03/2026	105	Schwab, Ryan M.	Clerk-treasurer	\$1284.15
01/03/2026	105	Schwab, Ryan M.	SEW - Plant Salaries	\$642.07
01/03/2026	105	Schwab, Ryan M.	WAT - Plant Salaries	\$642.08
01/03/2026	306	Shellman, Dillon J.	SEW - Plant Salaries	\$782.08
01/03/2026	306	Shellman, Dillon J.	Salaries - MVH	\$391.04
01/03/2026	306	Shellman, Dillon J.	WAT - Plant Salaries	\$782.08

Allowance Docket
For payfile ending 01/03/2026 12:00:00 AM
All Records
Ordered by Employee Name
Grouped By Location

Page : 2

Date: 01/16/2026 11:10:47 AM

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User ID: RYAN

Pay

Period Employee

En

Employee Number Employee Name

Distribution Name

All Paytypes

Except

Overtime Only

01/03/2026	208	Sprague, Martha	SEW - Plant Salaries	\$1211.60	\$0.00
01/03/2026	208	Sprague, Martha	WAT - Plant Salaries	\$1211.60	\$0.00
01/03/2026	209	Thews, Leslie M.	SEW - Plant Salaries	\$888.80	\$0.00
01/03/2026	209	Thews, Leslie M.	WAT - Plant Salaries	\$888.80	\$0.00
01/03/2026	115	Walker, Hannah C.	GEN - Town Manager	\$567.00	\$0.00
01/03/2026	115	Walker, Hannah C.	SEW - Plant Salaries	\$1134.00	\$0.00
01/03/2026	115	Walker, Hannah C.	WAT - Plant Salaries	\$1134.00	\$0.00
01/03/2026	315	Worman, Thomas L.	SEW - Plant Salaries	\$744.00	\$0.00
01/03/2026	315	Worman, Thomas L.	Salaries - MVH	\$372.00	\$0.00
01/03/2026	315	Worman, Thomas L.	WAT - Plant Salaries	\$744.00	\$0.00
Location Subtotal : Blank				\$36152.64	\$3041.18
Total				\$36152.64	\$3041.18

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 2 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$39193.82

Dated this _____ day of _____

Signatures of Governing Board

RESOLUTION NO. 26- 603

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN
OF HUNTERTOWN, INDIANA ADOPTING THE FISCAL
PLAN REGARDING THE ANNEXATION OF CERTAIN TERRITORY TO THE
TOWN OF HUNTERTOWN TO BE COMMONLY KNOWN AS THE
DUNTON ROAD VOLUNTARY ANNEXATION I**

WHEREAS, the annexation of territory to the Town of Huntertown is a legislative function; and

WHEREAS, the Town Council of the Town of Huntertown is called upon in the preparation of the Town budget to provide for the furnishing of municipal services to the entire Town, including newly annexed areas; and

WHEREAS, the Town Council of the Town of Huntertown will have before it for consideration an Ordinance for the annexation of the Dunton Road Voluntary Annexation I, more specifically described as follows, to-wit:

Part of the SW1/4 of section 16 and the SE1/4 of section 17, both in Township 32 North, Range 12 East, 2nd P.M., Perry Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the SE1/4 of the SE1/4 of section 17, T32N, R12E; thence Southerly along the east line of the northwest corner of Document No.: 2025012151, Office of the Allen County Recorder and also being the Point of Beginning; thence easterly along the north line of Document No.: 20250121151 and Document No.: 2025024889 to the northeast corner of Document No.: 2025024889; thence southerly along the east line of Document No.: 2025024889 to the southeast corner of Document No.: 2025024889; thence westerly along the south line of said Document No.: 2025024889 to its intersection with the east Right of Way of the Dunton Road; thence southerly along the east Right of Way of Dunton Road to its intersection the south line of Document No.: 2021085792 extended easterly; thence westerly along the south line of Document No.: 2021085792 extended easterly, and the south line of Document No.: 2021085792 to the southwest corner of Document No.: 2021085792 and also being on the existing Corporate limits of Huntertown; thence northerly along the west line of Document No.: 2021085Dun792 also Document No.: 91-053199, said line also being on the existing Corporate limits of Huntertown to the northwest corner of Document No.: 91-053199; thence easterly along the north line of Document No.: 91-053199 to its intersection with the west Right of Way of Dunton Road;

thence northerly along the west Right of Way of Dunton Road to its intersection with the north line of Document No.: 2025012151 extended westerly; thence easterly along the north line of Document No.: 2025012151 extended westerly to the Point of Beginning.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HUNTERTOWN, INDIANA:

Section 1. That it is the policy of the Town of Huntertown to follow the annexation fiscal plan for the above-referenced territory, as prepared by Stephen M. Carter, C.P.A., of O.W. Krohn & Associates, LLP, which is attached hereto and incorporated herein. Two copies of said plan are on file in the Town Hall of the Town of Huntertown and are available for public inspection as required by law.

Section 2. That said plan sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of annexation, the capital improvement services to be provided within three (3) years of annexation, the estimated effect of the proposed annexation in each of the political subdivisions to which the annexation applies, the estimated effect that the proposed annexation will have on the town's finances, the estimated effects on the political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four years after the effective date of the annexation, and a list of all parcels of property in the annexation area, including the names of owners, parcel identification numbers, assessed valuation of each parcel, and the existence of any known waiver of remonstrance.

Section 3. That, after adoption, this Resolution shall be in full force and effect.

RESOLUTION ADOPTED this 5th day of January, 2026.

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**

**DUNTON ROAD I
ANNEXATION AREA**

DECEMBER 30, 2025

Prepared by:

KRQHN
&
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 three parcels bordered by the existing corporate limits to the 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 west side of the existing Town boundaries and is west and east of Dunton Road. A legal description is included with the Annexation Ordinance. The Annexation Area totals approximately 8.4 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 two residential homes and one additional home anticipated to be completed by the time this annexation goes into effect. No additional development is anticipated within the Annexation Area.

Zoning

The existing zoning for the parcel is Residential and will remain so after the Annexation.

Current Population

The current estimated population of the Annexation Area is 8 and is not anticipated to change as a result of the annexation.

Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$580,400. This represents the assessed value as of January 1, 2025 for taxes payable in 2026.

Plan for the Area

The plan for development within the Annexation Area is the completion of one home currently under construction and anticipated to be completed by the effective date of this Annexation

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 0.07 road miles on Dunton Road 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 Annexation Area will be the responsibility of the homeowners if and when desired. 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 March 4, 2026, but no later than December 31, 2026.

Water Service

The Huntertown Municipal Water Utility (the "Water Utility") already provides water service to the area and will not change as a result of the Annexation.

Wastewater Service

The Huntertown Municipal Wastewater Utility (the "Wastewater Utility") already provides wastewater service to the area and will not change as a result of the Annexation.

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 straddles a portion of Dunton Road, portions of which are already maintained by the Town of Huntertown. The Annexation will add an additional 0.07 miles of additional roads that the Town will maintain.

FISCAL IMPACT

As a result of this annexation, the assessed value for the Town will increase by \$580,400 with additional growth of \$1,000,000 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 March 4, 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 \$974 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 \$342 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
02-02-17-476-018.000-057	Paduano, Charles F & Julie G	\$264,700	Yes
02-02-17-476-016.000-057	Sproat, Charles D & Christi	\$292,800	Yes
02-02-16-351-008.000-057	Riegle, Lindsay E	\$22,900	Yes

LEGAL DESCRIPTION

Part of the SW1/4 of section 16 and the SE1/4 of section 17, both in Township 32 North, Range 12 East, 2nd P.M., Perry Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the SE1/4 of the SEJ/4 of section 17, T32N, R12E; thence Southerly along the east line of the southeast quarter to the northwest corner of Document No.: 2025012151, Office of the Allen County Recorder and also being the Point of Beginning; thence easterly along the north line of Document No.: 20250121151 to the northeast corner of Document No.: 2025012151; thence southerly along the east line of Document No.: 2025012151 to the southeast corner of Document No.: 2025012151; thence westerly along the south line of said Document No.: 2025012151 to its intersection with the east Right of Way of the Dunton Road; thence southerly along the east Right of Way of Dunton Road to its intersection the south line of Document No.: 2021085792 extended easterly; thence westerly along the south line of Document No.: 2021085792 extended easterly, and the south line of Document No.: 2021085792 to the southwest corner of Document No.: 2021085792 and also being on the existing Corporate limits of Huntertown; thence northerly along the west line of Document No.: 2021085792 also Document No.: 91-053199, said line also being on the existing Corporate limits of Huntertown to the northwest corner of Document No.: 91-053199; thence easterly along the north line of Document No.: 91-053199 to its intersection with the west Right of Way of Dunton Road; thence northerly along the west Right of Way of Dunton Road to its intersection with the north line of Document No.: 2025012151 extended westerly; thence easterly along the north line of Document No.: 2025012151 extended westerly to the Point of Beginning.

ESTIMATED HOMEOWNER TAX IMPACT

Town of Huntertown

Gross Assessed Value	\$ 600,000	\$ 1,000,000	\$ 1,400,000
Homestead Deduction	\$ (45,000)	\$ (45,000)	\$ (45,000)
Supplemental Homestead Deduction (35%)	\$ (210,000)	\$ (350,000)	\$ (490,000)
Mortgage Deduction	\$ (3,000)	\$ (3,000)	\$ (3,000)
Net Assessed Value	<u>\$ 342,000</u>	<u>\$ 602,000</u>	<u>\$ 862,000</u>
Current Tax Rate (2025)	\$ 1.6283	\$ 1.6283	\$ 1.6283
Current Estimated Gross Tax Liability	\$ 5,569	\$ 9,802	\$ 14,036
Minus Local Property Tax Credits	<u>\$ (696)</u>	<u>\$ (1,225)</u>	<u>\$ (1,754)</u>
Current Property Tax Liability	<u>\$ 4,873</u>	<u>\$ 8,577</u>	<u>\$ 12,281</u>
Estimated Town Tax Rate (2025)	\$ 0.0873	\$ 0.0873	\$ 0.0873
Estimated Additional Property Taxes	\$ 298.57	\$ 525.55	\$ 752.53
Less Estimated Circuit Breaker Tax Credit	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Estimated Net Additional Property Taxes	<u>\$ 298.57</u>	<u>\$ 525.55</u>	<u>\$ 752.53</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)	-	321	641	962	1,282
LRS Distribution (3)	-	72	72	72	160
MVH Distribution (3)	-	206	206	206	460
CCD Fund (4)	-	100	200	299	399
Maximum Levy (5)	-	-	-	-	-
Total Est Addition Annual Revenues	<u>\$ -</u>	<u>\$ 698</u>	<u>\$ 1,119</u>	<u>\$ 1,539</u>	<u>\$ 2,301</u>
Estimated Additional Costs					
Police	\$ -	\$ -	\$ -	\$ -	\$ -
Street	<u>974</u>	<u>974</u>	<u>974</u>	<u>974</u>	<u>974</u>
Total Est Additional Annual Costs	<u>\$ 974</u>				
Estimated Net Increase in Revenues	<u>\$ (974)</u>	<u>\$ (275)</u>	<u>\$ 145</u>	<u>\$ 565</u>	<u>\$ 1,328</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 Huntertown

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
			(2)	(3)							
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	\$ 1,580,400	\$ 1,172,245,695	\$ 1,173,826,095	\$ 428,959	\$ 586,913	\$ 1,015,872	\$ 0.0365	\$ 0.0500	\$ 0.0865	
2027 Pay 2028			\$ 1,232,517,399	\$ 1,232,517,399	\$ 446,117	\$ 616,259	\$ 1,062,376	\$ 0.0362	\$ 0.0500	\$ 0.0862	
2028 Pay 2029			\$ 1,294,143,269	\$ 1,294,143,269	\$ 463,962	\$ 647,072	\$ 1,111,034	\$ 0.0359	\$ 0.0500	\$ 0.0859	
2029 Pay 2030			\$ 1,358,850,433	\$ 1,358,850,433	\$ 482,520	\$ 679,425	\$ 1,161,945	\$ 0.0355	\$ 0.0500	\$ 0.0855	
2030 Pay 2031			\$ 1,426,792,954	\$ 1,426,792,954	\$ 501,821	\$ 713,396	\$ 1,215,217	\$ 0.0352	\$ 0.0500	\$ 0.0852	
2031 Pay 2032			\$ 1,498,132,602	\$ 1,498,132,602	\$ 521,894	\$ 749,066	\$ 1,270,960	\$ 0.0348	\$ 0.0500	\$ 0.0848	

(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.

Poka-Bache Task Force

Fiscal Agent DeKalb County Auditor
100 S Main St
Courthouse
Auburn, IN 46706
(260) 925-2362

INVOICE

#2026.7
Date: 1/13/2026

To:

Town of Huntertown Clerk-Treasurer
Ryan Schwab
15617 Lima Rd

Huntertown, IN 46748
(260) 338-2700

Send To:

DeKalb County Auditor
Susan Sleeper
100 S Main St
Courthouse
Auburn, IN 46706
(260) 925-2362

2024 Annual Poka-Bache Task Force Contribution
Total Due: **\$1,116**

Make all checks payable to DeKalb County Treasurer
If you have any questions concerning this invoice, contact Susan Sleeper



Michael W. Lautzenheiser, Jr.
Poka-Bache Task Force
Secretary

HUNTERTOWN ORDINANCE NO. 26-002

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

WHEREAS, a Petition and Consent was received and filed on December 1, 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 December 13, 2025, the Town Council conducted a public hearing on January 5, 2026, 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 SW1/4 of section 16 and the SE1/4 of section 17, both in Township 32 North, Range 12 East, 2nd P.M., Perry Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the SE1/4 of the SE1/4 of section 17, T32N, R12E; thence Southerly along the east line of the northwest corner of Document No.: 2025012151, Office of the Allen County Recorder and also being the Point of Beginning; thence easterly along the north line of Document No.: 20250121151 and Document No.: 2025024889 to the northeast corner of Document No.: 2025024889; thence southerly along the east line of Document No.: 2025024889 to the southeast corner of Document No.: 2025024889; thence westerly along the south line of said Document No.: 2025024889 to its intersection with the east Right of Way of the Dunton Road; thence southerly along the east Right of Way of Dunton Road to its intersection the south line of Document No.: 2021085792 extended easterly; thence westerly along the south line of Document No.: 2021085792 extended easterly, and the south line of Document No.: 2021085792 to the southwest corner of Document No.: 2021085792 and also being on the existing Corporate limits of Huntertown; thence northerly along the west line of Document No.: 2021085Dun792

also Document No.: 91-053199, said line also being on the existing Corporate limits of Huntertown to the northwest corner of Document No.: 91-053199; thence easterly along the north line of Document No.: 91-053199 to its intersection with the west Right of Way of Dunton Road; thence northerly along the west Right of Way of Dunton Road to its intersection with the north line of Document No.: 2025012151 extended westerly; thence easterly along the north line of Document No.: 2025012151 extended westerly to the Point of Beginning.

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 February 18, 2026, 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 February 18, 2026.

This Ordinance is adopted this 5th day of January 2026.

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

PETITION FOR AND CONSENT TO ANNEXATION INTO
THE TOWN OF HUNTERTOWN, INDIANA

The undersigned certify that collectively, they are the owners of land located outside of but contiguous to the Town of Huntertown, Indiana, and hereby request and consent to the adoption of an ordinance, annexing to the Town of Huntertown, the territory, containing that land. The undersigned further certify that they collectively are the owners of one hundred percent (100%) of the land in the territory sought to be annexed, and the territory sought to be annexed is legally described as follows, to-wit:

See Attached Exhibit A

Ronald S. Sproat
Ronald D. Sproat

Charles F. Paduano
Charles F. Paduano

Lindsay E. Riegle

Christina E. Sproat
Christina E. Sproat

Julie G. Paduano
Julie G. Paduano

Received by Town of Huntertown

By: Hannah Walker, Town Manager

Dated this 1, day of December, 2025.

Exhibit A

Dunton Road Voluntary Annexation I

Part of the SW1/4 of section 16 and the SE1/4 of section 17, both in Township 32 North, Range 12 East, 2nd P.M., Perry Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the SE1/4 of the SE1/4 of section 17, T32N, R12E; thence Southerly along the east line of the southeast quarter to the northwest corner of Document No.: 2025012151, Office of the Allen County Recorder and also being the Point of Beginning; thence easterly along the north line of Document No.: 20250121151 to the northeast corner of Document No.: 2025012151; thence southerly along the east line of Document No.: 2025012151 to the southeast corner of Document No.: 2025012151; thence westerly along the south line of said Document No.: 2025012151 to its intersection with the east Right of Way of the Dunton Road; thence southerly along the east Right of Way of Dunton Road to its intersection the south line of Document No.: 2021085792 extended easterly; thence westerly along the south line of Document No.: 2021085792 extended easterly, and the south line of Document No.: 2021085792 to the southwest corner of Document No.: 2021085792 and also being on the existing Corporate limits of Huntertown; thence northerly along the west line of Document No.: 2021085792 also Document No.: 91-053199, said line also being on the existing Corporate limits of Huntertown to the northwest corner of Document No.: 91-053199; thence easterly along the north line of Document No.: 91-053199 to its intersection with the west Right of Way of Dunton Road; thence northerly along the west Right of Way of Dunton Road to its intersection with the north line of Document No.: 2025012151 extended westerly; thence easterly along the north line of Document No.: 2025012151 extended westerly to the Point of Beginning.

ACKNOWLEDGMENT

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald D. Sproat and Christina E. Sproat, and acknowledged the execution of the foregoing Petition for and Consent to Annexation into the Town of Huntertown, Indiana, on this 24th day of November, 2025, as their voluntary act and deed.

WITNESS my hand and seal this last named date.

My Commission Expires:

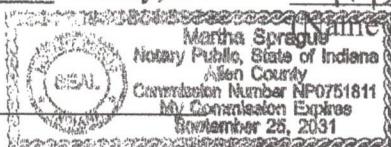
9-25-2031

Martha Sprague
Notary Public

Resident of Allen County, IN

Martha Sprague

Commission No.



ACKNOWLEDGMENT

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles F. Paduano and Julie G. Paduano, and acknowledged the execution of the foregoing Petition for and Consent to Annexation into the Town of Huntertown, Indiana, on this 1st day of December, 2025, as their voluntary act and deed.

WITNESS my hand and seal this last named date.

My Commission Expires:

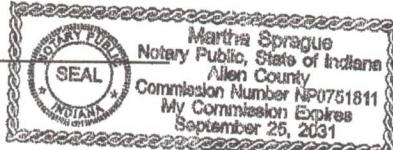
9-25-2031

Martha Sprague
Notary Public

Resident of Allen County, IN

Martha Sprague
(Name Printed or Typed)

Commission No. _____



ACKNOWLEDGMENT

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lindsay E. Riegle, and acknowledged the execution of the foregoing Petition for and Consent to Annexation into the Town of Huntertown, Indiana, on this 25th day of November, 2025, as her voluntary act and deed.

WITNESS my hand and seal this last named date.

My Commission Expires:

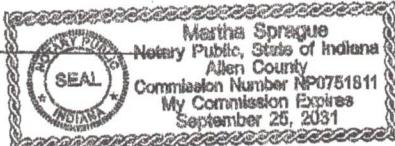
9-25-2031

Martha Sprague
Notary Public

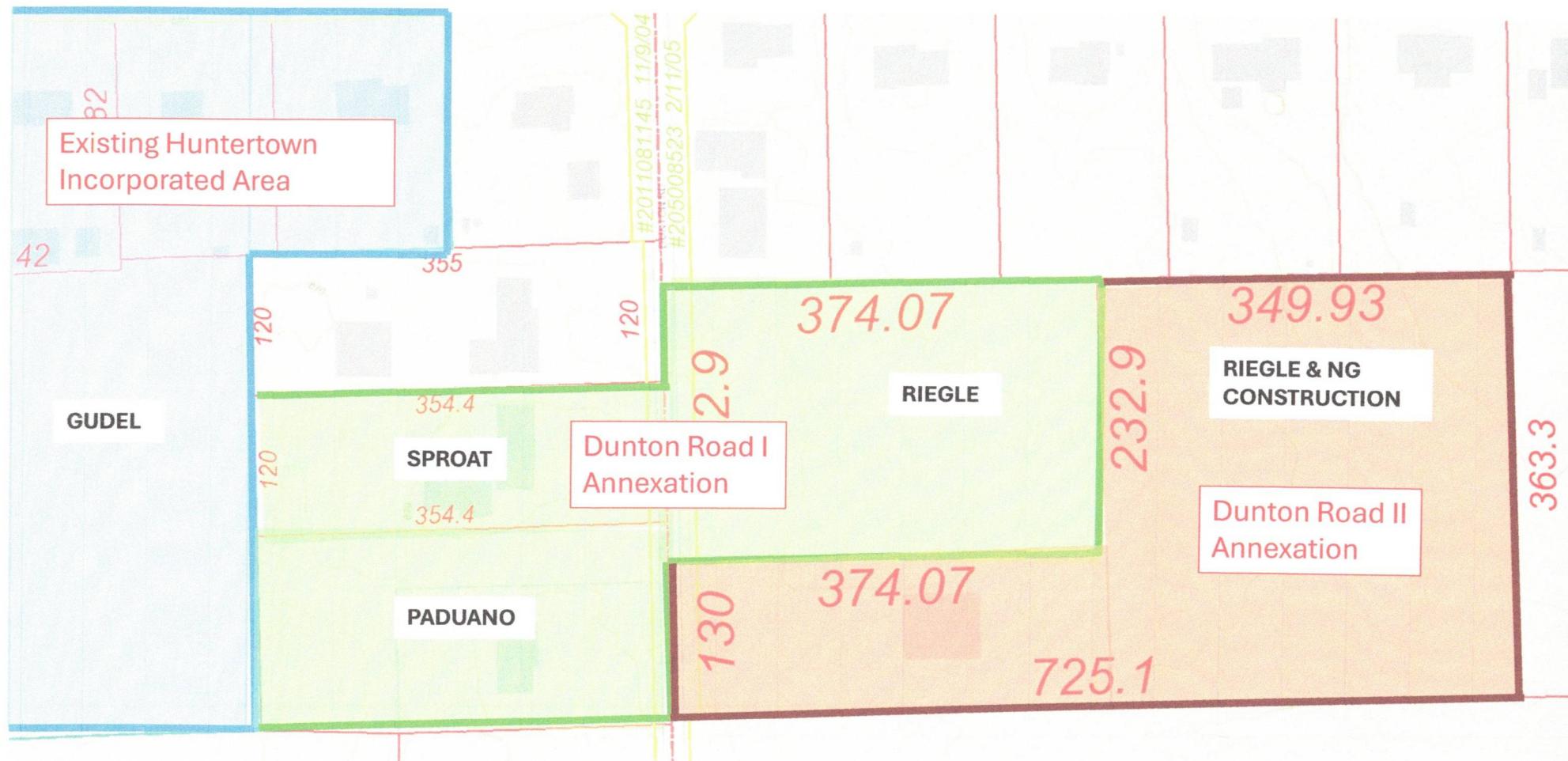
Resident of Allen County, IN

Martha Sprague,
(Name Printed or Typed)

Commission No. _____



Annexation Exhibit – Dunton Road





Prepared For

TOWN OF HUNTERTOWN
PO BOX 95
HUNTERTOWN, IN 467480095
(260) 637-5058
TOWNMANAGER@HUNTERTOWN.
IN.GOV

Prepared By

David BLEKE
TRULAND Equipment LLC
7734 Lima Road
FORT WAYNE, IN 46818
2606328816
dave.bleke@trulandequip.com

Quote Id 1506253

Creation Date 16-Jan-2026

Expiration Date 30-Jan-2026

Customer Notes

1-Only Plow -

Upgraded to Carry-Over Stainless Steel Plow that is priced \$768 under the Sourcewell Contract Pricing of \$12,767.00.

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
New BOSS MSC18292 DXT 9' 2" CFT Stainless Steel V- Plow-415212101	\$16,290.40	\$11,999.00	1	\$11,999.00
New BOSS Plow Box V DXT CFT SL4 MSC25505- 419064313	\$0.00	\$0.00	1	\$0.00
Equipment Total				\$11,999.00

Quote Summary

Total Selling Price	\$11,999.00
Sub-total	\$11,999.00
Balance Due	\$11,999.00

Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote # 1506253
 Customer TOWN OF HUNTERTOWN

New BOSS MSC18292 DXT 9' 2" CFT Stainless Steel V-Plow

Hours	0	QTY In Group : 1
Serial Number	415212101	Suggested List
Stock Number	1269354	\$16,290.40
PUK Parent Serial #	---	Selling Price
		\$11,999.00

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
	MSC18292 V-DXT 9' 2" Stainless Steel V-Plow	1	\$14,090.40	\$14,090.40
Total Base / Options			\$14,090.40	\$14,090.40

Dealer Attachments

Code	Description	Qty	List Price	Adjusted Selling Price
LTA15350	Mount	1	\$0.00	\$0.00
MSC25000	Harness	1	\$432.60	\$432.48
MSC28015	CFT Harness	1	\$0.00	\$0.00
MSC25016	CFT Harness	1	\$0.00	\$0.00
MSC25015	CFT Controller	1	\$0.00	\$0.00
MSC01565	Deflector	1	\$381.10	\$381.00
Install	Install CFT Wiring on 22 Ford F450	1	\$500.00	\$499.86
Install	Install Mount and Wiring 13 Pin on 25 Chevy	1	\$650.00	\$649.82
MSC28250	Headlight Adaptor Chevy	1	\$236.90	\$236.84
Total Dealer Attachments			\$2,200.60	\$2,200.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$4,291.40)
Total Discounts	(\$4,291.40)
Selling Price Subtotal	\$11,999.00
Total Selling Price	\$11,999.00


New BOSS Plow Box V DXT CFT SL4 MSC25505
QTY In Group : 1

Hours	0	Suggested List
Serial Number	419064313	\$0.00
Stock Number	1291544	Selling Price
PUK Parent Serial #	---	\$0.00

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
MSC25505	Plow Box V DXT CFT SL4	1	\$0.00	\$0.00
Total Base / Options			\$0.00	\$0.00
Selling Price Subtotal				\$0.00
Total Selling Price		\$0.00		\$0.00