



HUNTERTOWN TOWN COUNCIL MEETING AGENDA
Monday, February 2, 2026, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road, Huntertown, IN 46748

Call meeting to order with the Pledge of Allegiance

Approval of Meeting Minutes

- January 20, 2026, Regular Meeting

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

- February 2, 2026

NEW BUSINESS

- Vialytics presentation
- Rezoning and primary plat comment letter – Sonora Section 4
- Comprehensive plan update comment letter – future growth
- Huntertown Resolution 2026-004 – Extension of Utilities for Simon Lake
- Consideration of dedication of 30-foot easement – Oakmont Development
- Water Capital Plan update
- Wastewater Capital Plan update

OLD BUSINESS

REPORTS:

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

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

ADJOURNMENT - Next Town Council Meeting is Tuesday, February 17, 2026

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

Meeting of the Town Council of Huntertown, Indiana
Tuesday, January 20, 2026, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Tuesday, January 20, 2026, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were town council members Michael Aker (P), Patricia Freck; Brad Hite; Tina McDonald; and Brandon Seifert; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Street Superintendent Randy Bailey; Mike Hawk of Hawk Haynie Kammeyer & Smith; two (2) members of the public and zero (0) members of the media. The meeting was streamed on the Town's YouTube Channel.

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

COUNCIL ACTION

Brandon Seifert made a motion to approve the minutes of January 5, 2026, regular meeting. Patricia Freck seconded. Motion carried 5-0.

Tina McDonald made a motion to approve the general, water, and sewer claims dated January 20, 2026, in the amount of \$2,534,347.45. Patricia Freck seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve Huntertown Resolution 2026-003, a Resolution approving the fiscal plan for the annexation of certain territory to be commonly known as the Dunton Road Voluntary Annexation. Patricia Freck seconded. Motion carried 5-0.

Brad Hite made a motion to approve the annual Poka-Bache Task Force contribution in the amount of \$1,116.00. Patricia Freck seconded. Motion carried 5-0.

Patricia Freck made a motion to consider Huntertown Ordinance 2026-002, an Ordinance annexing certain territory to the Town of Huntertown, Indiana to be commonly known as the Dunton Road Annexation. Brandon Seifert seconded. Motion carried 5-0.

Brad Hite made a motion to adopt 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 5-0.

Brad Hite made a motion to approve a quote from Truland Equipment in the amount of \$11,999.00 for the purchase of a Boss V-Plow. Tina McDonald seconded. Motion carried 5-0.

Patricia Freck made a motion to approve a quote from ES De-icing in a not-to-exceed amount of \$4,500 for bulk sand treated with IBG Magic Liquid at a cost of \$75 per ton. Brandon Seifert seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve the hiring of Andrew Baehl as the third resource officer. Brad Hite seconded. Motion carried 5-0.

NEW BUSINESS

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

OLD BUSINESS

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

REPORTS

Tina McDonald had the following report:

- She asked for an update on the town’s plan to collect outstanding payments from utility customers. Michael Aker said he has been working with town staff on establishing a plan to use TRECS (Tax Refund Exchange & Compliance System) to begin collecting outstanding payments. The hope is to have a policy established in February and to begin using TRECS in 2026.

Clerk-Treasurer Ryan Schwab had the following report:

- He handed out the annual nepotism and contracting policy forms for council to sign.

Town Manager Hannah Walker had the following report:

- She provided an update on town employees seeking water distribution licenses.
- She continues to work with the town attorney on multiple upcoming annexations.
- The Huntertown Chamber of Commerce is hosting a Fire & Ice festival throughout Huntertown and is requesting use of Huntertown Town Hall for a photo booth and vendor location.

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

PUBLIC COMMENT

Zach Olson, pastor at Aboite Baptist Church, 5700 Homestead Road, shared information about bringing Providence Church to Huntertown. He provided an overview of how the church, in partnership with the town, would improve the community. He asked the council to consider churches as the town continues to grow.

After no further public comment was brought forth, Tina McDonald made a motion to adjourn. Patricia Freck seconded. The motion passed with a voice vote and the meeting adjourned at 6:48 p.m.

Attest:

Michael Aker
President

Ryan Schwab
Clerk Treasurer

Accounts Payable Register
 APV Register Batch - FEBRUARY 2, 2026

All History
 Ordered By APV Number

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
01/23/2026	49259	PAYROLL FUND		1101001101.000	GEN - TOWN TRUSTEES	GEN - Town Trustees	1805.00	11670	01/21/2026	
01/23/2026	49259	PAYROLL FUND		1101001102.000	GEN - CLERK-TREASURER	Clerk-treasurer	1304.15	11670	01/21/2026	
01/23/2026	49259	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability FICA	227.50	11670	01/21/2026	
01/23/2026	49259	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability Medicare	53.22	11670	01/21/2026	
01/23/2026	49259	PAYROLL FUND		2201001101.000	MVH - WAGES	Salaries - MVH	4919.43	11670	01/21/2026	
01/23/2026	49259	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability FICA	284.90	11670	01/21/2026	
01/23/2026	49259	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability Medicare	66.62	11670	01/21/2026	
01/23/2026	49259	PAYROLL FUND		1101001108.000	GEN - TOWN MANAGER	GEN - Town Manager	575.00	11670	01/21/2026	
01/23/2026	49260	NET PAY		8901001110.000	PAYROLL - NET SALARIES	Net Entry	31654.05	49260M	01/23/2026	
01/23/2026	49261	PAYROLL FUND		6101001111.000	WATER - SALARIES AND WAGES - OFFICE	WAT - Plant Salaries	17666.23	20270	01/21/2026	
01/23/2026	49261	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability Medicare	239.39	20270	01/21/2026	
01/23/2026	49261	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability FICA	1023.57	20270	01/21/2026	
01/23/2026	49262	PAYROLL FUND		6201001111.000	SEWER - SALARIES & HOURLY WAGES OFFICE	SEW - Plant Salaries	18495.32	12234	01/21/2026	
01/23/2026	49262	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability Medicare	254.79	12234	01/21/2026	
01/23/2026	49262	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability FICA	1089.47	12234	01/21/2026	
01/23/2026	49263	INTERNAL REVENUE SERVICE		8901001921.000	PAYROLL - 941 PAYMENTS	FEDERAL	3187.02	49263M	01/23/2026	
01/23/2026	49263	INTERNAL REVENUE SERVICE		8901001922.000	PAYROLL - FICA WITHHELD	FICA	5250.88	49263M	01/23/2026	
01/23/2026	49263	INTERNAL REVENUE SERVICE		8901001923.000	PAYROLL - MEDICARE WITHHELD	MEDICARE	1228.05	49263M	01/23/2026	
01/23/2026	49264	PERF		8901001926.000	PAYROLL - PERF	1/23 PAYROLL	6655.54	49264M	01/21/2026	
01/22/2026	49265	PAYROLL FUND		1101001104.000	GEN - PERF	CLERK/TM 1/23 PAYROLL	210.46	11671	01/21/2026	
01/22/2026	49265	PAYROLL FUND		2201001102.000	MVH - PERF	1/23 PAYROLL	550.98	11671	01/21/2026	
01/22/2026	49266	PAYROLL FUND		6101001130.000	WATER - PERF	1/23 PAYROLL	1817.08	20271	01/21/2026	
01/22/2026	49267	PAYROLL FUND		6201001130.000	SEWER - PERF	1/23 PAYROLL	1909.89	12235	01/21/2026	
01/23/2026	49268	INDIANA DEPT. OF REVENUE		8901001924.000	PAYROLL - STATE WITHHELD	STATE	2347.93	49268M	01/23/2026	
01/23/2026	49268	INDIANA DEPT. OF REVENUE		8901001928.000	LOCAL TAXES - COIT AND CREDIT	LOCAL	1171.79	49268M	01/23/2026	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
01/23/2026	49269	COMMUNITY STATE BANK		8901001590.000	PAYROLL MISCELLANEOUS	1/23 HSA PULL	699.41	49269M	01/23/2026	
01/23/2026	49270	INDIANA STATE CENTRAL COLLECTION UNIT		8901001591.000	PAYROLL GARNISHMENT	CHILD SUPPORT	244.00	49270M	01/23/2026	
01/21/2026	49271	FRONTIER		6201001212.000	SEWER - TELEPHONE	WWTP PHONE/INTERNET (AP)	318.93	49271M	01/21/2026	
01/22/2026	49272	PRINCIPAL LIFE INSURANCE COMPANY		1101001311.000	GEN - MISC SERVICES	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (RETRO-HANNAH)	711.55	11672	01/22/2026	
01/22/2026	49272	PRINCIPAL LIFE INSURANCE COMPANY		8901001930.000	PAYROLL-INSURANCE DEDUCTION	LIFE/DISABILITY PREMIUM (FEB)	692.42	11672	01/22/2026	
01/22/2026	49272	PRINCIPAL LIFE INSURANCE COMPANY		8901001930.000	PAYROLL-INSURANCE DEDUCTION	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (RETRO-JAN)	34.98	11672	01/22/2026	
01/22/2026	49272	PRINCIPAL LIFE INSURANCE COMPANY		2201001104.000	MVH - INSURANCE	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (FEB)	49.31	11672	01/22/2026	
01/22/2026	49272	PRINCIPAL LIFE INSURANCE COMPANY		1101001109.000	GENERAL - GROUP INSURANCE	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (FEB)	10.47	11672	01/22/2026	
01/22/2026	49272	PRINCIPAL LIFE INSURANCE COMPANY		1101001109.000	GENERAL - GROUP INSURANCE	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (RETRO-JAN)	7.49	11672	01/22/2026	
01/22/2026	49273	PRINCIPAL LIFE INSURANCE COMPANY		6101001341.000	WATER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (FEB)	159.98	20272	01/22/2026	
01/22/2026	49273	PRINCIPAL LIFE INSURANCE COMPANY		6101001341.000	WATER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (RETRO-JAN)	14.98	20272	01/22/2026	
01/22/2026	49274	PRINCIPAL LIFE INSURANCE COMPANY		6201001341.000	SEWER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (FEB)	160.33	12236	01/22/2026	
01/22/2026	49274	PRINCIPAL LIFE INSURANCE COMPANY		6201001341.000	SEWER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL/VISIO N PREMIUM (RETRO-JAN)	14.98	12236	01/22/2026	
01/22/2026	49275	NIPSCO		1101001309.000	GEN - UTILITIES	(1/3) TOWN HALL	576.15	11673	01/22/2026	
01/22/2026	49276	NIPSCO		6101001351.000	WATER - UTILITIES BILLS	2240 CARROLL ROAD - WTP	530.82	20273	01/22/2026	
01/22/2026	49276	NIPSCO		6101001351.000	WATER - UTILITIES BILLS	1707 W. GUMP ROAD	164.88	20273	01/22/2026	
01/22/2026	49276	NIPSCO		6101001351.000	WATER - UTILITIES BILLS	(1/3) TOWN HALL	576.16	20273	01/22/2026	
01/22/2026	49277	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	HATHAWAY ROAD LIFT	78.68	12237	01/22/2026	
01/22/2026	49277	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	COPPER MINE PASSAGE LIFT	80.43	12237	01/22/2026	
01/22/2026	49277	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	RADOMIRO PASSAGE LIFT	76.01	12237	01/22/2026	
01/22/2026	49277	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	PRESERVES WEST LIFT	74.26	12237	01/22/2026	
01/22/2026	49277	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	QUARRY LIFT	75.17	12237	01/22/2026	
01/22/2026	49277	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	(1/3) TOWN HALL	576.16	12237	01/22/2026	

Accounts Payable Register

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01/22/2026	49277	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	BROAD ACRES LIFT	86.56	12237	01/22/2026	
01/22/2026	49278	HOME DEPOT CREDIT SERVICES		2201001361.000	MVH - REPAIRS AND MAINTENANCE	MAILBOXES (2)	113.88	11674	01/22/2026	
01/22/2026	49279	HOME DEPOT CREDIT SERVICES		6101001230.000	WATER - MATERIALS & SUPPLIES	TRASH BAGS/LIGHT BULBS	24.88	20274	01/22/2026	
01/22/2026	49280	VERIZON WIRELESS		1101001312.000	GEN - TELEPHONE	(1/3) CELL PHONE PLAN/IPADS	134.24	11675	01/22/2026	
01/22/2026	49281	VERIZON WIRELESS		6101001212.000	WATER - TELEPHONE	(1/3) CELL PHONE PLAN/IPADS	134.24	20275	01/22/2026	
01/22/2026	49282	VERIZON WIRELESS		6201001212.000	SEWER - TELEPHONE	(1/3) CELL PHONE PLAN/WWTP ALERT DATA	119.03	12238	01/22/2026	
01/23/2026	49283	FORT WAYNE NEWSPAPERS		1101001306.000	GEN - LEGAL NOTICES	CASCATA BLUFFS ANNEX NOTICE (AP)	92.34	49283M	01/22/2026	
01/28/2026	49284	COMCAST		6101001212.000	WATER - TELEPHONE	WTP PHONE/INTERNET (AP)	387.22	49284M	01/28/2026	
01/28/2026	49285	FORT WAYNE NEWSPAPERS		1101001306.000	GEN - LEGAL NOTICES	DUNTON ROAD ANNEX LEGAL (AP)	73.98	49285M	01/28/2026	
01/28/2026	49286	FORT WAYNE NEWSPAPERS		6201001332.000	SEWER - LEGALS PUBLISHED	CARROLL OAKS - SHOAFF ROAD WASTEWATER LEGAL (AP)	90.76	49286M	01/28/2026	
01/28/2026	49287	DEKALB COUNTY AUDITOR		2209001316.000	CREDIT - MISC CONTRACTUAL	POKA-BACHE TASK FORCE CONTRIBUTION 2026	1116.00	11676	01/28/2026	
01/28/2026	49288	REPUBLIC SERVICES #091		6201001220.000	SEWER - CHEMICALS	SLUDGE REMOVAL AT WWTP 1/7, 1/12, 1/15	7136.58	12239	01/28/2026	
01/28/2026	49289	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	CARROLL/BETHEL SIGNAL	54.05	11677	01/28/2026	
01/28/2026	49289	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	KELL/SHOAFF TRAIL SIGNAL	25.87	11677	01/28/2026	
01/28/2026	49289	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	COLDWATER/CC SIGNAL	36.73	11677	01/28/2026	
01/28/2026	49289	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	CARROLL CREEK SIGNAL	51.14	11677	01/28/2026	
01/28/2026	49289	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	STREET LIGHT ACCT 502298101	147.47	11677	01/28/2026	
01/28/2026	49289	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	GUMP TRAIL SIGNAL	26.17	11677	01/28/2026	
01/28/2026	49289	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	KELL/CC TRAIL SIGNAL	26.17	11677	01/28/2026	
01/28/2026	49289	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	COLDWATER/GUMP SIGNAL	77.76	11677	01/28/2026	
01/28/2026	49290	NORTHEASTERN REMC		6101001351.000	WATER - UTILITIES BILLS	12701 LIMA ROAD - WATER TOWER	159.40	20276	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	RADOMIRO PASSAGE LIFT	225.30	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	QUARRY LIFT	154.09	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	TOWNE GARDENS LIFT	104.40	12240	01/28/2026	

Accounts Payable Register

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01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	LAKES WILLOW CREEK LIFT	370.79	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	SHOAF ROAD LIFT	42.26	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	PRESERVES WEST LIFT	88.66	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	BROAD ACRES LIFT	314.13	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	1919 SHOAF ROAD LIFT	34.41	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	CARROLL CREEK LIFT	191.15	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	PRESERVES LIFT	119.26	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	LAKES CARROLL CREEK LIFT	488.82	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	TWIN EAGLES LIFT	324.20	12240	01/28/2026	
01/28/2026	49291	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	SONORA LIFT	152.31	12240	01/28/2026	
01/28/2026	49292	INDIANA MICHIGAN POWER		1101001309.000	GEN - UTILITIES	(1/3) TOWN HALL/CC SHOP	447.31	11678	01/28/2026	
01/28/2026	49293	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	(1/3) TOWN HALL/CC SHOP	447.32	20277	01/28/2026	
01/28/2026	49293	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	2238 CARROLL ROAD - WTP	7953.38	20277	01/28/2026	
01/28/2026	49293	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	15100 LIMA ROAD - WATER TOWER	146.53	20277	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	LIMA ROAD LIFT	450.93	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	COPPER MINE PASSAGE LIFT	505.44	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	16335 LIMA ROAD LIFT	31.03	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	BYRON LIFT	181.05	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	MOSSY OAK RUN LIFT	225.16	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	WOODS ROAD LIFT	752.74	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	SHEARWATER LIFT	284.94	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	CENTRALYARD COURT LIFT	53.87	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	HUNTER ROAD LIFT	67.53	12241	01/28/2026	
01/28/2026	49294	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	(1/3) TOWN HALL/CC SHOP	447.32	12241	01/28/2026	
01/29/2026	49295	COMCAST		1101001312.000	GEN - TELEPHONE	TOWN HALL FAX/INTERNET	248.37	49295M	01/29/2026	
01/29/2026	49296	SAM'S CLUB MC/SYNCB		1101001311.000	GEN - MISC SERVICES	WALMART - XMAS TREE BAGS/KITCHEN SUPPLIES	54.05		/ /	
01/29/2026	49297	SAM'S CLUB MC/SYNCB		6101001230.000	WATER - MATERIALS & SUPPLIES	SAMS - TP FOR WTP	49.16		/ /	
01/29/2026	49298	NALCO US 2 INC		6201001230.000	SEWER - MATERIALS & SUPPLIES	DE-IONIZED TANK CARTRIDGE	27.78		/ /	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	MEMORANDUM
01/29/2026	49298	NALCO US 2 INC		6201001230.000	SEWER - MATERIALS & SUPPLIES	DE-IONIZED TANK EXCHANGE	462.92	11	
01/29/2026	49299	DECATUR TRUCK & TRACTOR		2201001361.000	MVH - REPAIRS AND MAINTENANCE	WIPERS FOR IH DUMP TRUCK	544.81	11	
01/29/2026	49300	TRULAND EQUIPMENT, LLC		2202001401.000	LRS - CONSTRUCTION & REPAIR	PARTS FOR SNOWPLOWS	883.98	11	
01/29/2026	49300	TRULAND EQUIPMENT, LLC		2202001401.000	LRS - CONSTRUCTION & REPAIR	VIBRATOR KIT WITH HARNESS FOR SALT SPREADER	502.25	11	
01/29/2026	49301	ES DE-ICING, INC.		2201001401.000	MVH - IMPROVEMENTS OF STREETS	BAGGED MAGIC SALT (5)	83.45	11	
01/29/2026	49301	ES DE-ICING, INC.		2201001401.000	MVH - IMPROVEMENTS OF STREETS	LIQUID SLEDGEHAMMER	3788.59	11	
01/29/2026	49301	ES DE-ICING, INC.		2201001401.000	MVH - IMPROVEMENTS OF STREETS	LIQUID SLEDGEHAMMER PLUS EXTRA 50/50 MIX	3876.95	11	
01/29/2026	49301	ES DE-ICING, INC.		2201001401.000	MVH - IMPROVEMENTS OF STREETS	BULK SAND TREATED MITH MAGIC LIQUID	1631.25	11	
01/29/2026	49302	NAHRWOLD FARMS LLC		1101001317.000	GEN - SNOW REMOVAL RESERVE	SNOW PLOWING 1/25-26	11800.00	11	
01/29/2026	49302	NAHRWOLD FARMS LLC		1101001317.000	GEN - SNOW REMOVAL RESERVE	SNOW PLOWING 1/27/28	1600.00	11	
01/29/2026	49302	NAHRWOLD FARMS LLC		1101001317.000	GEN - SNOW REMOVAL RESERVE	SNOW PLOWING 1/20	1500.00	11	
01/29/2026	49303	MRS DISTRIBUTION LLC		6201001230.000	SEWER - MATERIALS & SUPPLIES	UV BULBS (20) AND QUARTZCLEAN FOR WWTP	4130.00	11	
01/29/2026	49304	INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT		6201001305.000	SEWER - TRAVEL & EDUCATION	WW EXAM FEE (DILLON)	30.00	11	
01/29/2026	49305	SERVICE ELECTRIC OF ALLEN COUNTY, INC		2202001401.000	LRS - CONSTRUCTION & REPAIR	CARROLL OAKS ENTRANCE LIGHTING	4498.90	11	
01/29/2026	49306	SERVICE ELECTRIC OF ALLEN COUNTY, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	PRESS UPS AT WWTP	378.13	11	
01/29/2026	49306	SERVICE ELECTRIC OF ALLEN COUNTY, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	REPAIR MOTOR STARTER AT HUNTER ROAD LIFT	1452.98	11	
01/29/2026	49306	SERVICE ELECTRIC OF ALLEN COUNTY, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	REPLACE SPD MODULES AT WWTP	10881.22	11	
01/29/2026	49307	PULVER ASPHALT PAVING INC		2201001401.000	MVH - IMPROVEMENTS OF STREETS	COLD MIX FOR STREETS	420.85	11	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	MEMORANDUM
01/29/2026	49308	ALLEN COUNTY TREASURER		2209001316.000	CREDIT - MISC CONTRACTUAL	ANNUAL MS4 PAYMENT	2000.00	11	
01/29/2026	49309	IDEAL OFFICE SOURCE		6101001210.000	WATER - OFFICE SUPPLIES	(1/2) COPY PAPER	49.99	11	
01/29/2026	49310	IDEAL OFFICE SOURCE		6201001210.000	SEWER - OFFICE SUPPLIES	(1/2) COPY PAPER	49.99	11	
01/29/2026	49311	O.W. KROHN & ASSOCIATES, LLP		1101001309.000	GEN - UTILITIES	(1/3) DUNTON ROAD ANNEXATION FISCAL PLAN	852.50	11	
01/29/2026	49312	O.W. KROHN & ASSOCIATES, LLP		6101001360.000	WATER - CONTRACTUAL SERVICES	(1/3) DUNTON ROAD ANNEXATION FISCAL PLAN	852.50	11	
01/29/2026	49313	O.W. KROHN & ASSOCIATES, LLP		6201001361.000	SEWER - CONTRACTUAL SERVICES	(1/3) DUNTON ROAD ANNEXATION FISCAL PLAN	852.50	11	
01/29/2026	49314	OAKMONT DEVELOPMENT COMPANY II, LLC		6206001990.000	SEWER PROJECT - MISCELLANEOUS	NE REGIONAL FORCE MAIN REIMB	81600.00	11	
01/29/2026	49315	HAWK, HAYNIE, KAMMEYER & SMITH		1101001301.000	GEN - ATTORNEY	GENERAL SERVICES/RETAINER (JAN)	5205.50	11	
01/29/2026	49316	HAWK, HAYNIE, KAMMEYER & SMITH		6101001311.000	WATER - ATTORNEY/LEGAL FEES	(1/2) USB SERVICES/RETAINER	3362.00	11	
01/29/2026	49317	HAWK, HAYNIE, KAMMEYER & SMITH		6201001311.000	SEWER - ATTORNEY/LEGAL FEES	(1/2) USB SERVICES/SEWER UTILITY EXTRAS	3042.50	11	
01/29/2026	49318	NORTHWEST AUTO AND MACHINE LLC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	(1/3) 2010 SILVERADO OIL CHANGE/STROBE LIGHT NSTALL	95.30	11	
01/29/2026	49319	NORTHWEST AUTO AND MACHINE LLC		6101001360.000	WATER - CONTRACTUAL SERVICES	(1/3) 2010 SILVERADO OIL CHANGE/STROBE LIGHT NSTALL	95.30	11	
01/29/2026	49319	NORTHWEST AUTO AND MACHINE LLC		6101001360.000	WATER - CONTRACTUAL SERVICES	WIPERS FOR 2023 FORD	39.98	11	
01/29/2026	49320	NORTHWEST AUTO AND MACHINE LLC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	(1/3) 2010 SILVERADO OIL CHANGE/STROBE LIGHT NSTALL	95.30	11	
01/29/2026	49321	FEIGNER INSURANCE INC.		1101001107.000	GEN - PROPERTY - LIABILITY INSURANCE	(1/3) ADJUSTMENT TO 2026 POLICY	386.66	11	
01/29/2026	49322	FEIGNER INSURANCE INC.		6101001342.000	WATER - PROPERTY/LIABILITY INSURANCE	(1/3) ADJUSTMENT TO 2026 POLICY	386.67	11	
01/29/2026	49323	FEIGNER INSURANCE INC.		6101001342.000	WATER - PROPERTY/LIABILITY INSURANCE	(1/3) ADJUSTMENT TO 2026 POLICY	386.67	11	
01/29/2026	49324	CINTAS CORP		6101001132.000	WATER - UNIFORMS	(1/2) UNIFORMS 1/21 AND 1/28	118.98	11	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	MEMORANDUM
01/29/2026	49325	CINTAS CORP		6201001132.000	SEWER - UNIFORMS	(1/2) UNIFORMS 1/21 AND 1/28	118.98	//	
01/29/2026	49326	DYKHUIZEN DYNASTY LLC		1101001316.000	GEN - CONTRACT SERVICES	TOWN HALL CLEANING	323.33	//	
01/29/2026	49327	ALEXANDER CHEMICAL CORPORATION		6101001220.000	WATER - CHEMICALS	AMMONIA CYLINDER RENTAL	86.00	//	
01/29/2026	49328	MATTHEW & LINDSAY WILSON		6101001590.000	WATER - MISCELLANEOUS EXPENSE	REFUND FOR OVERPAY	45.44	//	
01/29/2026	49329	MATTHEW & LINDSAY WILSON		6201001590.000	SEWER - MISC. EXPENSE	REFUND FOR OVERPAY	100.44	//	
01/29/2026	49330	BS&A INTERMEDIATE LLC		4402001401.000	CCD - CAPITOL PROJECT	IMPLEMENTATION FEE FOR SOFTWARE UPGRADE	1000.00	//	
01/29/2026	49331	SIMPLX SECURITY		6101001360.000	WATER - CONTRACTUAL SERVICES	ALARM MONITORING	253.25	//	
01/29/2026	49332	THE C.I. THORNBURG CO. INC		6201001220.000	SEWER - CHEMICALS	BIOFLOC FOR WWTP	4357.08	//	
01/29/2026	49333	ENGINEERING RESOURCES, INC		1101001302.000	GEN - ENGINEER	ON CALL SERVICES (DEC)	1531.00	//	
01/29/2026	49333	ENGINEERING RESOURCES, INC		2202001401.000	LRS - CONSTRUCTION & REPAIR	APOLLO DRIVE IMPROVEMENT ENGINEERING	4070.00	//	
01/29/2026	49334	ENGINEERING RESOURCES, INC		6101001312.000	WATER - ENGINEERING	WATER TOWER MAIN AND EXTENSION	4271.25	//	
01/29/2026	49334	ENGINEERING RESOURCES, INC		6101001312.000	WATER - ENGINEERING	OLD LIMA ROAD WATER REPLACEMENT	4446.00	//	
01/29/2026	49334	ENGINEERING RESOURCES, INC		6101001312.000	WATER - ENGINEERING	WATER DISTRIBUTION IMPROVEMENTS	960.00	//	
01/29/2026	49335	ENGINEERING RESOURCES, INC		6201001312.000	SEWER - ENGINEERING & LEGAL SERVICES	SERENE SHORES LIFT ENGINEERING	694.20	//	
01/29/2026	49335	ENGINEERING RESOURCES, INC		6201001312.000	SEWER - ENGINEERING & LEGAL SERVICES	CARROLL OAKS - SHOUFF RD LIFT ENGINEERING	6450.00	//	
01/29/2026	49335	ENGINEERING RESOURCES, INC		6206001990.000	SEWER PROJECT - MISCELLANEOUS	WWTP PHASE 3 ENGINEERING	24661.00	//	
01/29/2026	49336	CF ENVIRONMENTAL LABORATORY LLC		6101001361.000	WATER - SERVICES/WATER SAMPLES	MONTHLY COLIFORM/DRINKING WATER TESTS	2903.00	//	

*** GRAND TOTAL ***
 339223.56

Allowance Docket

For payfile ending 01/17/2026 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
Location : Blank					
01/17/2026	102	Aker, Michael J.	GEN - Town Trustees	\$361.00	\$0.00
01/17/2026	102	Aker, Michael J.	SEW - Plant Salaries	\$180.50	\$0.00
01/17/2026	102	Aker, Michael J.	WAT - Plant Salaries	\$180.50	\$0.00
01/17/2026	318	Bailey, Randy C.	SEW - Plant Salaries	\$1046.08	\$260.71
01/17/2026	318	Bailey, Randy C.	Salaries - MVH	\$523.04	\$130.36
01/17/2026	318	Bailey, Randy C.	WAT - Plant Salaries	\$1046.08	\$260.71
01/17/2026	309	Brindle, Gabriel S.	SEW - Plant Salaries	\$270.40	\$21.73
01/17/2026	309	Brindle, Gabriel S.	Salaries - MVH	\$270.39	\$21.72
01/17/2026	309	Brindle, Gabriel S.	WAT - Plant Salaries	\$2163.17	\$173.81
01/17/2026	304	Chesney, Tyler J.	SEW - Plant Salaries	\$904.88	\$235.77
01/17/2026	304	Chesney, Tyler J.	Salaries - MVH	\$452.44	\$117.89
01/17/2026	304	Chesney, Tyler J.	WAT - Plant Salaries	\$904.88	\$235.77
01/17/2026	311	Dafforn, Darren W.	SEW - Plant Salaries	\$3200.78	\$83.73
01/17/2026	311	Dafforn, Darren W.	Salaries - MVH	\$400.10	\$10.46
01/17/2026	311	Dafforn, Darren W.	WAT - Plant Salaries	\$400.10	\$10.47
01/17/2026	325	Dean, Chad T	SEW - Plant Salaries	\$760.00	\$174.40
01/17/2026	325	Dean, Chad T	Salaries - MVH	\$380.00	\$87.20
01/17/2026	325	Dean, Chad T	WAT - Plant Salaries	\$760.00	\$174.40
01/17/2026	324	Deisler, Drew K.	SEW - Plant Salaries	\$762.60	\$27.90
01/17/2026	324	Deisler, Drew K.	Salaries - MVH	\$381.30	\$13.96
01/17/2026	324	Deisler, Drew K.	WAT - Plant Salaries	\$762.60	\$27.90
01/17/2026	103	Freck, Patricia M.	GEN - Town Trustees	\$361.00	\$0.00
01/17/2026	103	Freck, Patricia M.	SEW - Plant Salaries	\$180.50	\$0.00
01/17/2026	103	Freck, Patricia M.	WAT - Plant Salaries	\$180.50	\$0.00
01/17/2026	108	Hite, Bradley A.	GEN - Town Trustees	\$361.00	\$0.00
01/17/2026	108	Hite, Bradley A.	SEW - Plant Salaries	\$180.50	\$0.00
01/17/2026	108	Hite, Bradley A.	WAT - Plant Salaries	\$180.50	\$0.00
01/17/2026	314	Marquart, Anthony K.	SEW - Plant Salaries	\$744.00	\$0.00
01/17/2026	314	Marquart, Anthony K.	Salaries - MVH	\$372.00	\$0.00
01/17/2026	314	Marquart, Anthony K.	WAT - Plant Salaries	\$744.00	\$0.00
01/17/2026	101	McDonald, Tina D.	GEN - Town Trustees	\$361.00	\$0.00
01/17/2026	101	McDonald, Tina D.	SEW - Plant Salaries	\$180.50	\$0.00
01/17/2026	101	McDonald, Tina D.	WAT - Plant Salaries	\$180.50	\$0.00
01/17/2026	207	Payne, Sheridan L.	SEW - Plant Salaries	\$1100.22	\$0.00
01/17/2026	207	Payne, Sheridan L.	WAT - Plant Salaries	\$1100.21	\$0.00
01/17/2026	109	Ramey, Anthony S.	SEW - Plant Salaries	\$180.00	\$0.00
01/17/2026	109	Ramey, Anthony S.	WAT - Plant Salaries	\$180.00	\$0.00
01/17/2026	310	Roberson, Austin P.	SEW - Plant Salaries	\$867.20	\$0.00

Allowance Docket

For payfile ending 01/17/2026 12:00:00 AM

All Records

Ordered by Employee Name

Grouped By Location

Page : 2

Date: 01/21/2026 11:54:20 AM

EMPDOCK.FRX

User ID: RYAN

Pay Period	Employee Ending Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
01/17/2026	310	Roberson, Austin P.	Salaries - MVH	\$433.60	\$0.00
01/17/2026	310	Roberson, Austin P.	WAT - Plant Salaries	\$867.20	\$0.00
01/17/2026	116	Roy, Dan	SEW - Plant Salaries	\$180.00	\$0.00
01/17/2026	116	Roy, Dan	WAT - Plant Salaries	\$180.00	\$0.00
01/17/2026	317	Schobert, Timothy L.	SEW - Plant Salaries	\$982.94	\$79.60
01/17/2026	317	Schobert, Timothy L.	Salaries - MVH	\$491.48	\$39.79
01/17/2026	317	Schobert, Timothy L.	WAT - Plant Salaries	\$982.94	\$79.60
01/17/2026	105	Schwab, Ryan M.	Clerk-treasurer	\$1304.15	\$0.00
01/17/2026	105	Schwab, Ryan M.	SEW - Plant Salaries	\$652.07	\$0.00
01/17/2026	105	Schwab, Ryan M.	WAT - Plant Salaries	\$652.08	\$0.00
01/17/2026	110	Seifert, Brandon	GEN - Town Trustees	\$361.00	\$0.00
01/17/2026	110	Seifert, Brandon	SEW - Plant Salaries	\$180.50	\$0.00
01/17/2026	110	Seifert, Brandon	WAT - Plant Salaries	\$180.50	\$0.00
01/17/2026	306	Shellman, Dillon J.	SEW - Plant Salaries	\$798.08	\$29.33
01/17/2026	306	Shellman, Dillon J.	Salaries - MVH	\$399.04	\$14.66
01/17/2026	306	Shellman, Dillon J.	WAT - Plant Salaries	\$798.08	\$29.33
01/17/2026	208	Sprague, Martha	SEW - Plant Salaries	\$1231.60	\$0.00
01/17/2026	208	Sprague, Martha	WAT - Plant Salaries	\$1231.60	\$0.00
01/17/2026	104	Stamets, Michael S.	SEW - Plant Salaries	\$180.00	\$0.00
01/17/2026	104	Stamets, Michael S.	WAT - Plant Salaries	\$180.00	\$0.00
01/17/2026	209	Thews, Leslie M.	SEW - Plant Salaries	\$908.80	\$0.00
01/17/2026	209	Thews, Leslie M.	WAT - Plant Salaries	\$908.80	\$0.00
01/17/2026	115	Walker, Hannah C.	GEN - Town Manager	\$575.00	\$0.00
01/17/2026	115	Walker, Hannah C.	SEW - Plant Salaries	\$1150.00	\$0.00
01/17/2026	115	Walker, Hannah C.	WAT - Plant Salaries	\$1150.00	\$0.00
01/17/2026	315	Worman, Thomas L.	SEW - Plant Salaries	\$760.00	\$0.00
01/17/2026	315	Worman, Thomas L.	Salaries - MVH	\$380.00	\$0.00
01/17/2026	315	Worman, Thomas L.	WAT - Plant Salaries	\$760.00	\$0.00
Location Subtotal : Blank				\$42423.93	\$2341.20

Allowance Docket

For payfile ending 01/17/2026 12:00:00 AM

Date: 01/21/2026 11:54:20 AM

All Records

EMPDOCK.FRX

Ordered by Employee Name

User ID: RYAN

Grouped By Location

Pay Period	Employee	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
Total				\$42423.93	\$2341.20

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 \$44765.13

Dated this _____ day of _____

Signatures of Governing Board



15617 Lima Road ★P.O. Box 95★Huntertown, IN 46748
Phone: (260) 637-5058★Fax: (260) 637-5891

February 2, 2026

Allen County Department of Planning Services
Citizens Square Suite 150
200 East Berry Street
Fort Wayne, IN 46802

RE: Rezoning Petition REZ-2026-0006 and Primary Plat PP-2026-0001 – Sonora Section 4 (Hathaway Rd)

The Huntertown Town Council has reviewed the pending application of Oakmont Development Company, a Rezoning Petition and Primary Plat for a 12.159-acre parcel located on Hathaway Road. On behalf of the Huntertown Town Council, I submit the following:

The Huntertown Town Council currently has no objection to the rezoning of the parcel from AR (Low Intensity Residential) to R2 (Two Family Residential) for the proposed development of 52 lots of multiple family housing. This is subject to amendment based on public comment, findings of fact provided by the Department of Planning Services, or any applicable standard as outlined in I.C. 36-7-4-603.

The Primary Plat has been reviewed by Huntertown's engineering consultant, Engineering Resources, Inc.. The Town of Huntertown has approved of the primary plat, as noted. The full technical review with notes is attached to this letter. Some general comments include:

- 1) A meeting between the Developer and the Town of Huntertown is suggested to discuss water and sewer permitting requirements. This meeting should occur prior to the Secondary Development Plan Review.
- 2) The Town does have the ability to provide water and sewer service.
- 3) The applicant should see Huntertown Code of Ordinances or contact the Town Manager for fees associated with this development.

A representative for the Town of Huntertown will be available to attend the Allen County Plan Commission meeting on February 12, 2026 at 1:00 p.m. and answer any questions Plan Commission members may have.

Thank you,

Hannah Walker, Huntertown Town Manager

**Department of Planning Services
Development Plan and Plat Application**

Project Name Sonora Subdivision, Section 4

Applicant

Applicant Oakmont Development Company IV LLC (Jeff Thomas)
 Address 9601 Coldwater Rd
 City Fort Wayne State IN Zip 46825
 Telephone (260) 489-2000 Fax N/A E-mail jthomas@oakmontdev.com

Property Ownership

Property Owner Oakmont Development Co. IV, LLC
 Address 9601 Coldwater Rd
 City Fort Wayne State IN Zip 46825
 Telephone 260-489-2000 Fax _____ E-mail jthomas@oakmontdev.com

Contact Person

Contact Person Bob Gaffer, PE (MLS Engineering, LLC)
 Address 10060 Bent Creek Blvd
 City Fort Wayne State IN Zip 46825
 Telephone 260-489-8571 x5 Fax N/A E-mail bob@mlswebsite.us

All staff correspondence will be sent only to the designated contact person.

Arch./Eng. Or Surveyor

Arch./Eng./Surveyor Bob Gaffer, PE (MLS Engineering, LLC) Indiana Registration # PE11600325
 Address 10060 Bent Creek Blvd
 City Fort Wayne State IN Zip 46825
 Telephone 260-489-8571 x5 Fax N/A E-mail bob@mlswebsite.us

Request

Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Requesting approval of a: primary amended primary secondary amended secondary
 residential development plan commercial development plan industrial development plan
 plat minor plat Development Address Hathaway Rd, Fort Wayne, IN 46818
 Size of development 52 lots 52 units 114,480 (GFA) square feet
 Present Zoning AR Total acreage of site 12.169
 Township name Perry Township section # 30
 Sewer provider Town of Huntertown Water provider Town of Huntertown
 Proposed Streets: Public and county/city maintained Private and privately maintained

Filing Requirements

Applications will not be accepted unless the following filing requirements are submitted with this application. For applicable filing fees and site plan/plat number of copies please contact staff.

- Application signed by property owner(s)
- Applicable filing fees (check payable to the Allen County Treasurer)
- Civil and landscape plans submitted electronically or by flash drive (individual PDF documents)
- Boundary Survey and Legal Description
- Waiver request application (if applicable)
- Proposed restrictive covenants (if applicable)

I/We understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Jeff Thomas (Oakmont Development Company IV LLC) [Signature] 12/18/25
 (printed name of applicant) (signature of applicant) (date)

Jeff Thomas (Oakmont Development Company IV LLC) [Signature] 12/18/25
 (printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
12-30-25	148765	2-12-26	

PP-2025-00AK

Department of Planning Services Rezoning Petition Application

Applicant

Applicant Oakmont Development Company IV LLC (Jeff Thomas)
 Address 9601 Coldwater Road
 City Fort Wayne State IN Zip 46825
 Telephone (260) 489-2000 E-mail jmthomas@oakmontdev.com

Property Ownership

Property Owner Oakmont Development Company IV LLC (Jeff Thomas)
 Address 9601 Coldwater Road
 City Fort Wayne State IN Zip 46825
 Telephone _____ E-mail jmthomas@oakmontdev.com

Contact Person

Contact Person Bob Gaffer, PE (MLS Engineering, LLC)
 Address 10060 Bent Creek Blvd
 City Fort Wayne State IN Zip 46825
 Telephone (260) 489-8571 E-mail bob@mlswebsite.us

All staff correspondence will be sent only to the designated contact person.

Request

Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property Hathaway Road Township and Section Perry 30
 Present Zoning AR Proposed Zoning R2 Acreage to be rezoned 12.169
 Purpose of rezoning (attach additional page if necessary) This petition is requesting to rezone from AR (Low Intensity Residential) to R2 (Multiple Family Residential)
 Sewer provider Town of Huntertown Water provider Town of Huntertown

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- Filing fee \$1000.00
- Surveys showing area to be rezoned
- Legal Description of parcel to be rezoned
- Rezoning Criteria (please complete attached document)

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

Jeff Thomas (Oakmont Development Company IV LLC)
 (printed name of applicant)

[Signature]
 (signature of applicant)

12/18/25
 (date)

Jeff Thomas (Oakmont Development Company IV LLC)
 (printed name of property owner)

[Signature]
 (signature of property owner)

12/18/25
 (date)

REZ-2025-00

Received	Receipt No.	Hearing Date	Petition No.
12-30-25	148765	2-12-26	

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

The site is currently utilized as agricultural land; however, it is also located within an AR zoned (Low Intensity Residential) zoning district, which implies that the land use is and has been intended for residential use.

- (2) Current conditions and the character of current structures and uses in the district;

The current site is agricultural land, but the adjoining property to the west has roads and various utilities stubbed to the site for future use.

- (3) The most desirable use for which the land in the district is adapted;

The requested zoning change from AR to R3 will help facilitate the desired future land use identified in the Comprehensive Plan. The property location, being located adjacent to other residential communities (Sonora, Section 3) is well suited for outward growth to develop a vacant parcel adjacent to an established neighborhood.

- (4) The conservation of property values throughout the jurisdiction;

Development of this property from agricultural land to residential housing with new utility and roadway infrastructure will preserve or increase property values in the surrounding area. The surrounding areas include other R-3 zoning with subdivisions constructed in the past 3 years. The new housing should bring an overall update to housing in the immediate area.

- (5) Responsible development and growth.

Residential development & growth are both expected & necessary in areas with such prominent access to city utility services & school systems. The proposed development will be consistent with other multi-family, duplex, & townhome developments that have recently been constructed in the area, which are completely built or under construction (Sonora 1, 2, & 3 among others). The proposed lots are small than the typical lots in Allen County, which will bring a new aesthetic and product to the area.

COMPLETE FILING TO INCLUDE:

- Filing Fee
- Complete application signed by property owner*
- Legal description (in Word document format)*
- Boundary/Utility Survey*
- Rezoning Criteria *
- Written Commitment (if applicable)*

**All documents may be digital*





15617 Lima Road ★P.O. Box 95★Huntertown, IN 46748
Phone: (260) 637-5058★Fax: (260) 637-5891

February 2, 2026

Allen County Department of Planning Services
Citizens Square Suite 150
200 East Berry Street
Fort Wayne, IN 46802

RE: Comprehensive Plan COMP-2026-0005 – HT Future Growth Map & COMP-2026-0006 – HT Future Land Use Map

The Huntertown Town Council has reviewed the proposed updated Huntertown Future Land Use Map and Huntertown Future Growth and Development Map. On behalf of the Huntertown Town Council, I submit the following:

The Huntertown Town Council currently has no objection to the two proposed updated maps to be included in the All in Allen Comprehensive Plan. The Council appreciates the Plan Commission and Plan Commission Staff working with Huntertown to update the maps to better reflect current and future land use. Huntertown is rapidly growing, and an updated comprehensive plan will aid the Town in ensuring growth meets the current and future needs of the community.

The Huntertown Town Council looks forward to considering the updates once they have been reviewed favorably by the Allen County Plan Commission. The Council also looks forward to working together on future updates to the All-in-Allen Comprehensive Plan.

A representative for the Town of Huntertown will be available to attend the Allen County Plan Commission meeting on February 12, 2026 at 1:00 p.m. and answer any questions Plan Commission members may have.

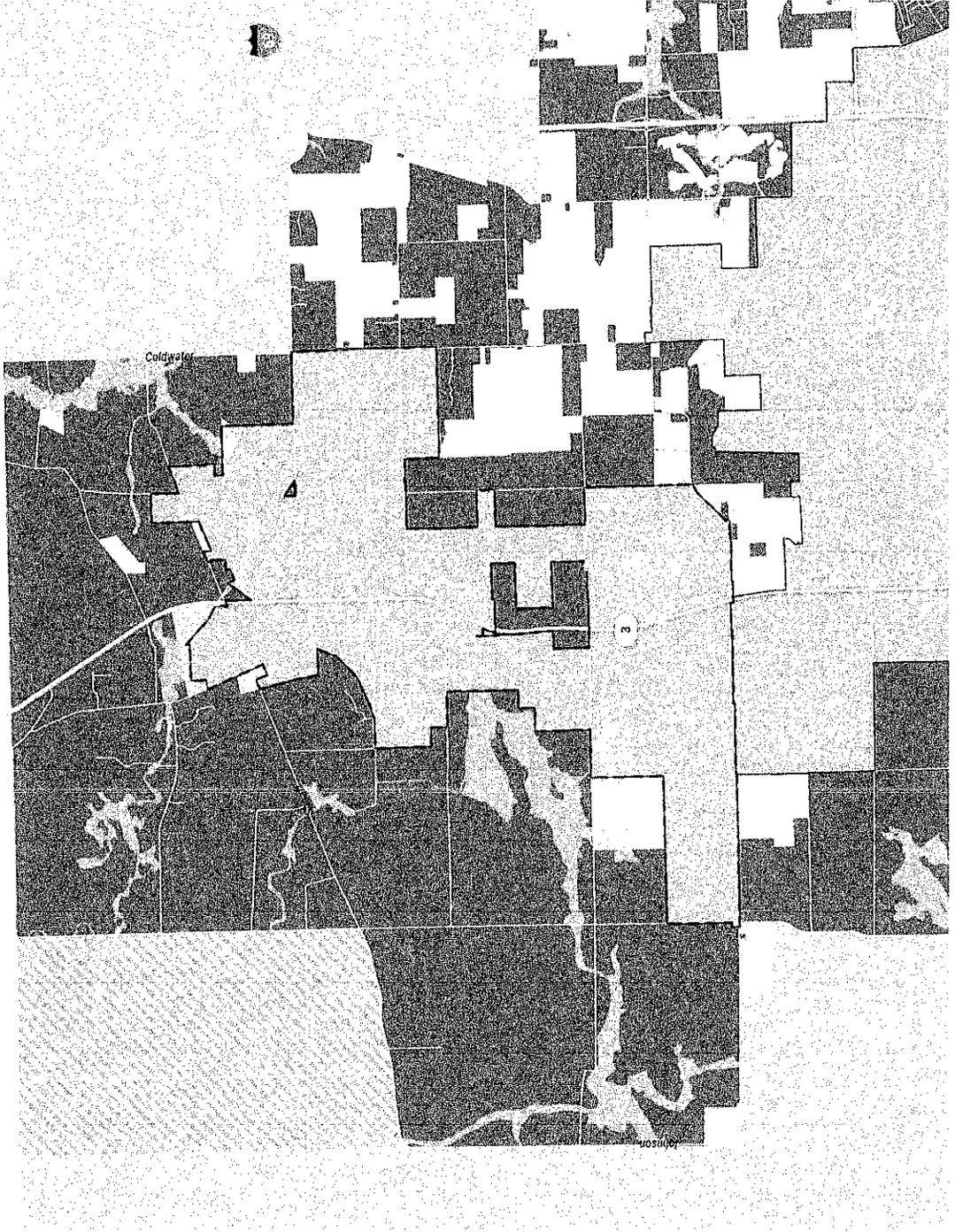
Thank you,

Hannah Walker, Huntertown Town Manager

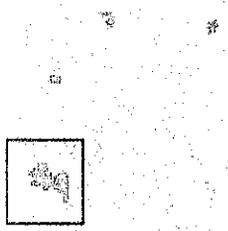
Future Growth and Development

Huntertown

-  Urban Infill Areas
-  Unincorporated Development
-  Rural and Agricultural Area
-  Targeted Growth Area
-  Potential Adjacent Growth Area
-  Floodplain (FEMA)



Index Map



Future Growth and Development

This chapter promotes compact and contiguous development, encouraging new growth and reinvestment in areas within or adjacent to existing development. The Growth and Development Framework identifies how and where the Community should target growth; preserve agriculture, rural character, and natural areas. The Growth Framework map (p. 55) reflects the preferred Potential Growth Scenario map (p. 53). Based on the potential growth scenario, the Growth Framework identifies areas that could accommodate as many as 35,000 households and over 60,000 jobs in the coming decades.

The Growth and Development Framework prioritizes development at infill locations that are within existing municipal limits and served by existing public facilities and services. Infill development leverages existing infrastructure and fills gaps in the urban fabric, bolstering activity in established communities and neighborhoods. Infill development can also be more challenging than greenfield development and may require incentives in some areas. While some large undeveloped or underutilized properties exist within existing municipal limits, many infill opportunities consist of smaller parcels that will require scattered site development that limits economies of scale. In many cases, the economic and service provision advantages of infill will outweigh the upfront challenges presented.

Planned outward development is also needed to accommodate Allen County's long-term population and job growth. The Growth and Development Framework identifies targeted growth areas for new development. By adhering to the framework for development decisions over the next two decades, the Community will be well-positioned to prepare for the anticipated growth while managing land uses, preserving valuable agricultural land, natural areas, and open space, and achieving the vision of responsible growth.

Priority Investment Area

The first tier of infill includes areas well-served by infrastructure with established traditional neighborhood patterns and opportunities for investment that will lead to more complete neighborhoods with good access to amenities. The priority investment area should be the focus of development initiatives and incentives to address market gaps and build momentum among private sector property owners and developers.

Urban Infill Area

Municipal infill areas benefit from existing infrastructure and adjacency to other community amenities. These second-tier infill areas are a focus for reinvestment and for filling in gaps within established neighborhoods. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.

Unincorporated Development

Within the targeted growth areas, existing development and development patterns for residential, commercial and industrial uses have been identified. The targeted growth areas are intended to continue to concentrate future growth and development utilizing adjacent growth policies and capitalizing on existing infrastructure.

Rural and Agricultural Areas

The protection of rural areas, natural areas/open spaces, and agricultural preservation areas will help avoid premature development of agricultural areas during the lifetime of the Plan. For the long term, these areas should continue to provide active, productive farmland, rural residential areas, and preserved natural areas and open spaces that define the County. By preserving existing farmland located far from the densest urban core in Downtown Fort Wayne and the town centers in the adopting communities, the whole of Allen County will benefit from planned outward growth near existing infrastructure and development.

Targeted Growth Area

These areas in unincorporated Allen County have been identified as likely to develop within the next 2 to 5 years. These areas are intended to provide for residential development along with professional office, personal service, neighborhood oriented commercial and employment center uses that are in alignment with the applicable strategies and policies, and the guidance of the Generalized Future Land Use Map.

Downtown

Downtown Fort Wayne is unique in that it is the highest property tax assessed value area and a destination for the entire region. Its value and continued growth as a major urban center are central to the growth of all urban areas in the County.

Potential Economic Development Growth Area

These areas are primarily intended to be developed with business, industrial, production and similar uses that will support the Economic Development Chapter and the Allen County Together Economic Development Action Plan. Targeted areas will help to incentivize development while continuing to improve the community's ability to grow jobs, wages, and the economy. As these areas are proposed for development, consideration should be given to the overall economic benefits of the new development, such as: significant levels of investment, average wages, and job creation. The development of high impact economic development projects that can serve as catalysts for additional economic growth should be supported.

Potential Adjacent Growth Area

As the targeted Growth Areas develop, there will eventually be requests for rezonings outside of the designated Targeted Growth Areas. These additional buffer areas will allow decision makers the flexibility to respond to market demand and changes moving forward.

Floodplain

Floodplain includes any land area susceptible to being inundated by floodwaters from any source. The county and its municipalities have the authority to adopt and enforce floodplain ordinances. The Federal Emergency Management Agency (FEMA) encourages local governments to adopt higher standards for floodplain development. Development in the floodplain should be carefully considered, and either elevated out of the floodplain or protected to reduce public funds used in relief efforts.

Huntertown Proposed Future Growth Changes

Number	Address	Parcel	Comment	Future Growth and Development	PROPOSED Future Growth and Development
21	1519 CARROLL RD	02-02-32-126-008.002-058	Black/Page Annex 2023-007	Unincorporated Development	Urban Infill Area
41	12629 MEMORY LN	02-01-26-427-014.000-087	REZ-2022-0011	Targeted Growth Area	Urban Infill Area
43	17744 MONZA PASS	02-02-08-225-007.000-058	CASCADE ESTATES SEC. II	Targeted Growth Area	Urban Infill Area
44	1441 PYKE GROVE PASS	02-02-08-202-007.000-058	EMIRICH HILLS	Targeted Growth Area	Urban Infill Area
45	17680 SEAHAWK LN	02-02-09-104-008.000-058	RIDLEY PARK SEC. II	Targeted Growth Area	Urban Infill Area
46	17672 LAKOTA CT	02-02-09-105-008.000-058	RIDLEY PARK SEC. I	Targeted Growth Area	Urban Infill Area
47	935 W GUMP RD	02-02-17-476-006.001-058	Gump Road Annex. 2022-15	Targeted Growth Area	Urban Infill Area
48	1966 NISBET RD	02-02-20-100-011.008-058	RAML Annex 2022-020	Targeted Growth Area	Urban Infill Area
49	4027 HATHAWAY RD	02-01-25-200-001.000-087	Northwest Allen County Schools 2022-12	Unincorporated Development	Urban Infill Area
50	105 E BASALT DR	02-02-09-401-002.000-058	The Quarry Sec. IV Annexation #22-005	Targeted Growth Area	Urban Infill Area
53	1575 FARM VIEW CT	02-02-08-178-013.000-057	REZ-2022-0069	Targeted Growth Area	Urban Infill Area
55		02-01-24-400-001.002-044	REZ-2024-0027	Targeted Growth Area	Urban Infill Area

CARROLL RD

HUNTERTOWN

21

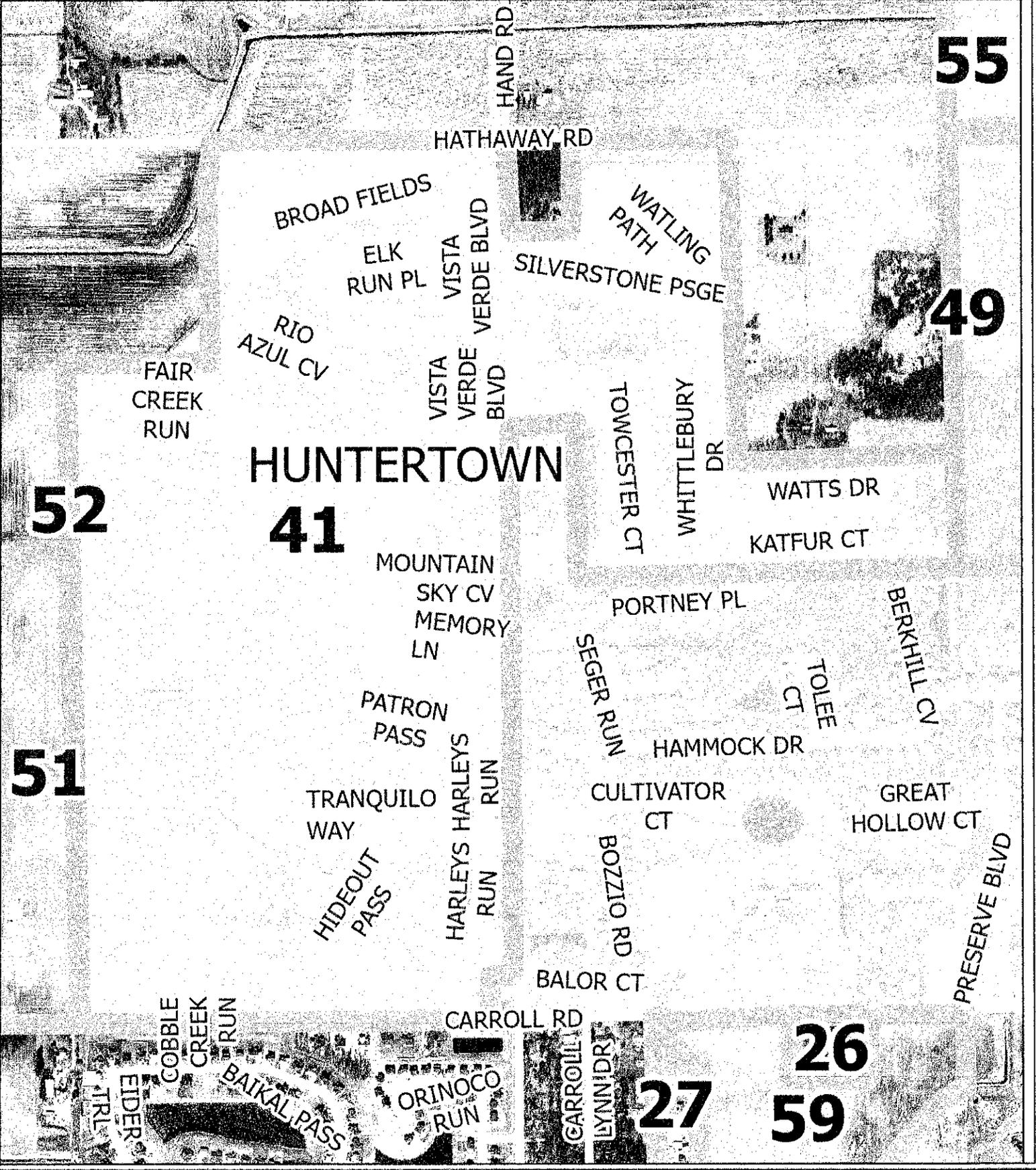
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52

HUNTERTOWN
41

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51

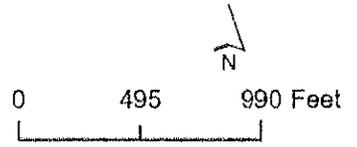
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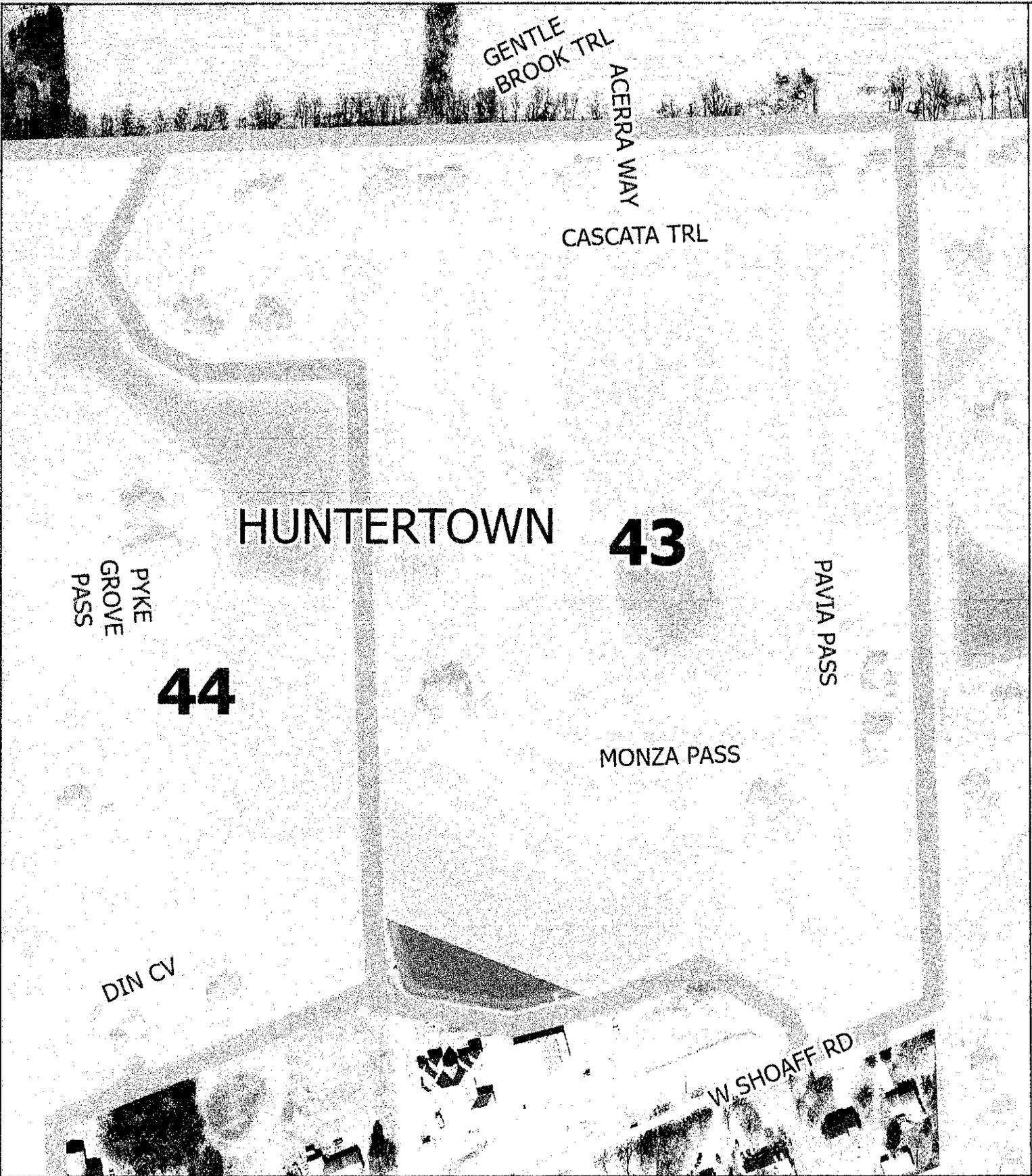
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59

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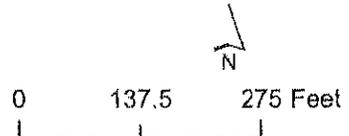
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54

GENTLE BROOK TRL

ACERRA WAY

CASCATA TRL

PAVIA PASS

HUTT RIDGE CT

43

PYKE GROVE PASS

44

MONZA PASS

HUNTERTOWN

53

DIN CV

FETT DR

CREEKSIDE CROSSING RUN

FARM VIEW CT

BRACHT CT

W SHOAFF RD

HILLSONG LN

CARROLLTON CT MOSAIC ST

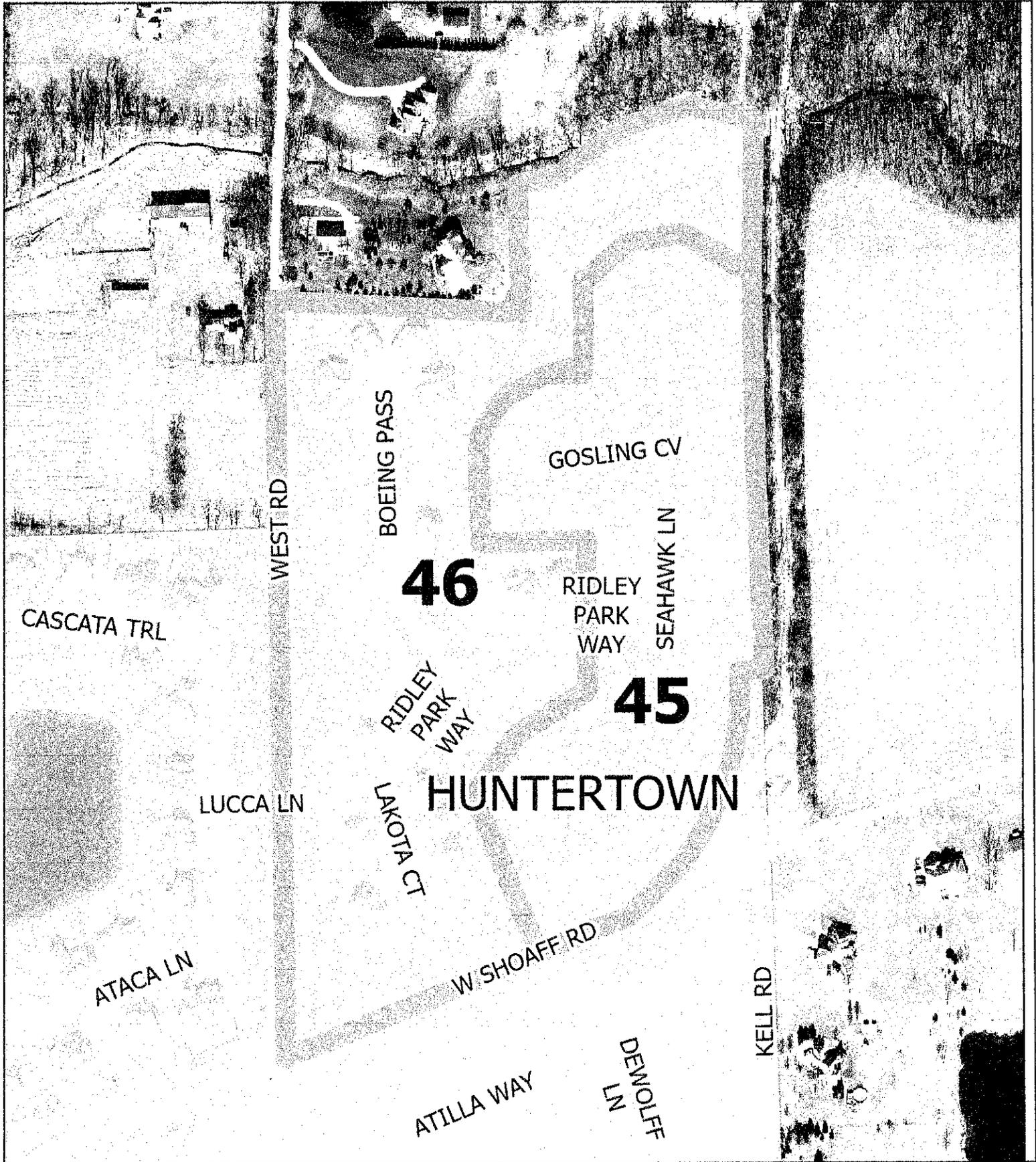
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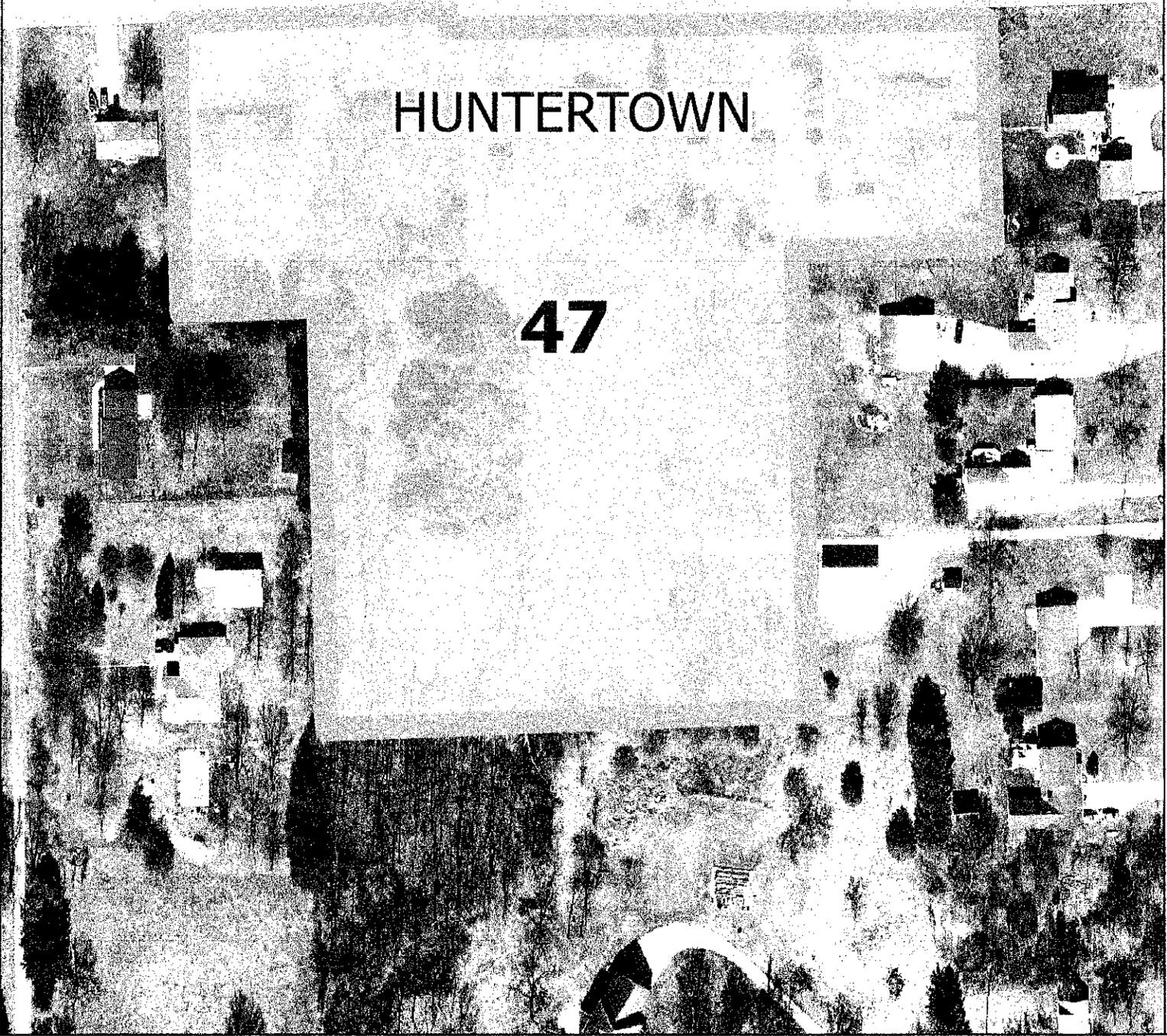
0 165 330 Feet



W GUMP RD

HUNTERTOWN

47



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ECHOWOOD LN

COPPER MINE PSGE

HUNTERTOWN

LIMA RD

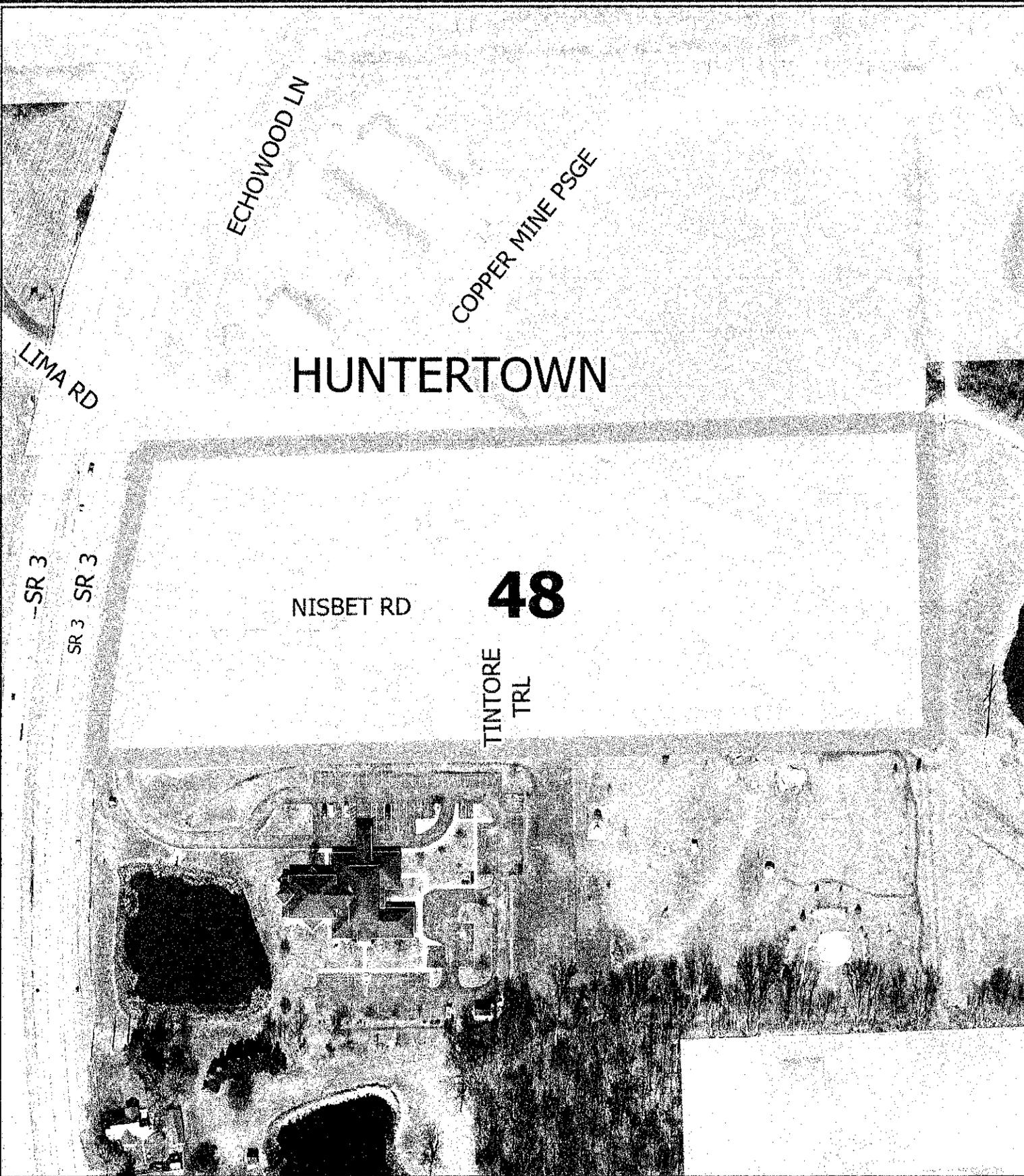
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SR 3 SR 3

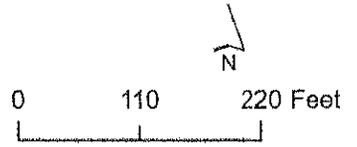
NISBET RD

48

TINTORE
TRL



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55

HATHAWAY RD

49
HUNTERTOWN

BETHEL RD

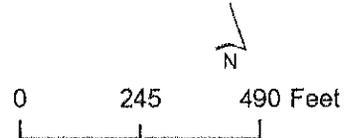
41

CARROLL
RIDGE DR

NIBLICK
LNDG

FLOWING
BROOK DR

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50

HUNTERTOWN

W BASALT DR

E BASALT DR

FELDSPAR LN

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0 80 160 Feet



54

43

HUTT
RIDGE CT
PYKE
GROVE
PASS

HUNTERTOWN

44

53

SR 3
SR 3
SR 3

CROSS
KEY CV
CREEKSIDE
CROSSING
RUN

DIN CV

FARM
VIEW CT

FETT DR

BRACHT CT

W SHOAFF RD

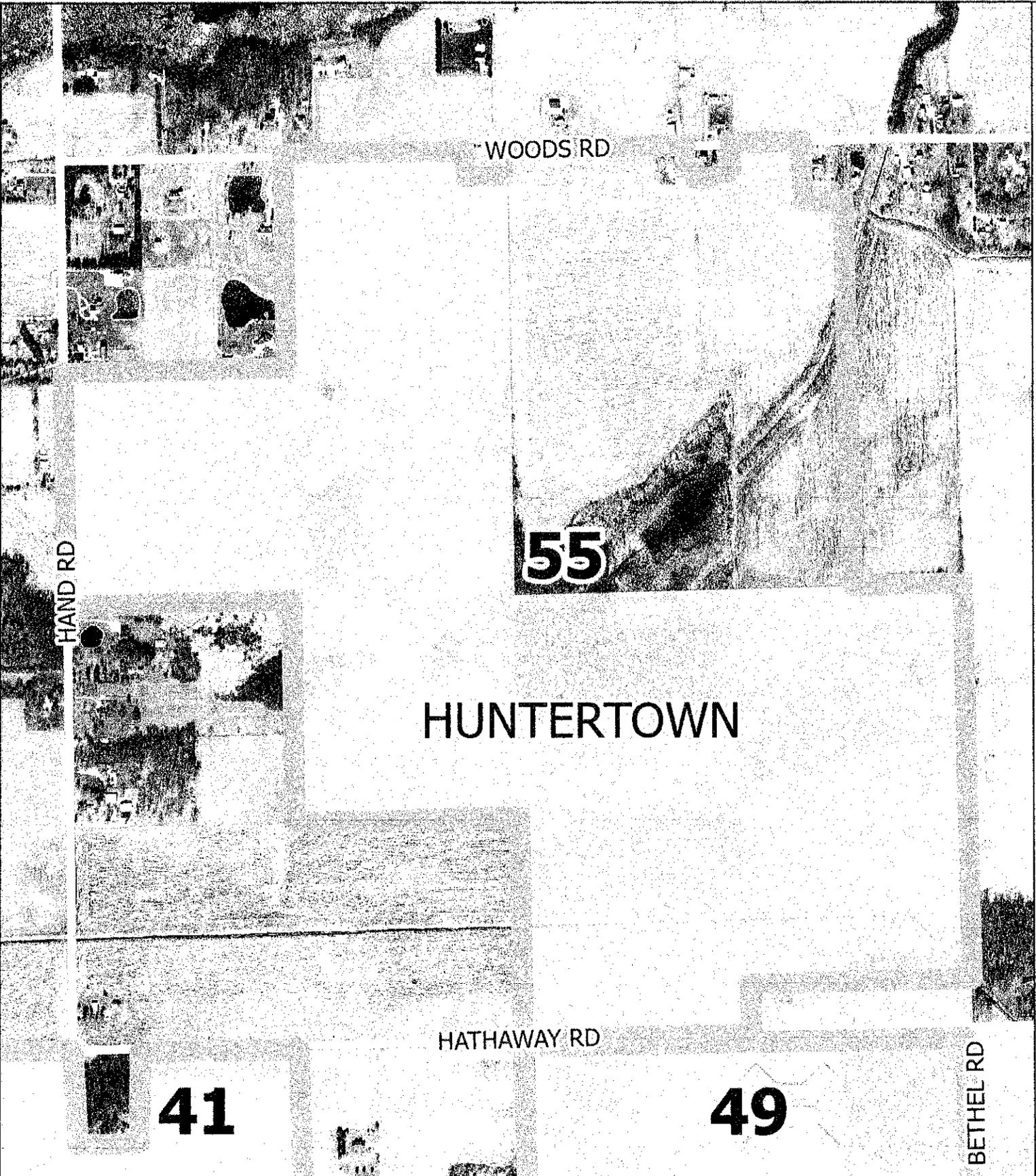
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HUNTERTOWN

WOODS RD

55

HATHAWAY RD

41

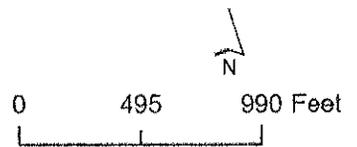
49

BETHEL RD

HAND RD

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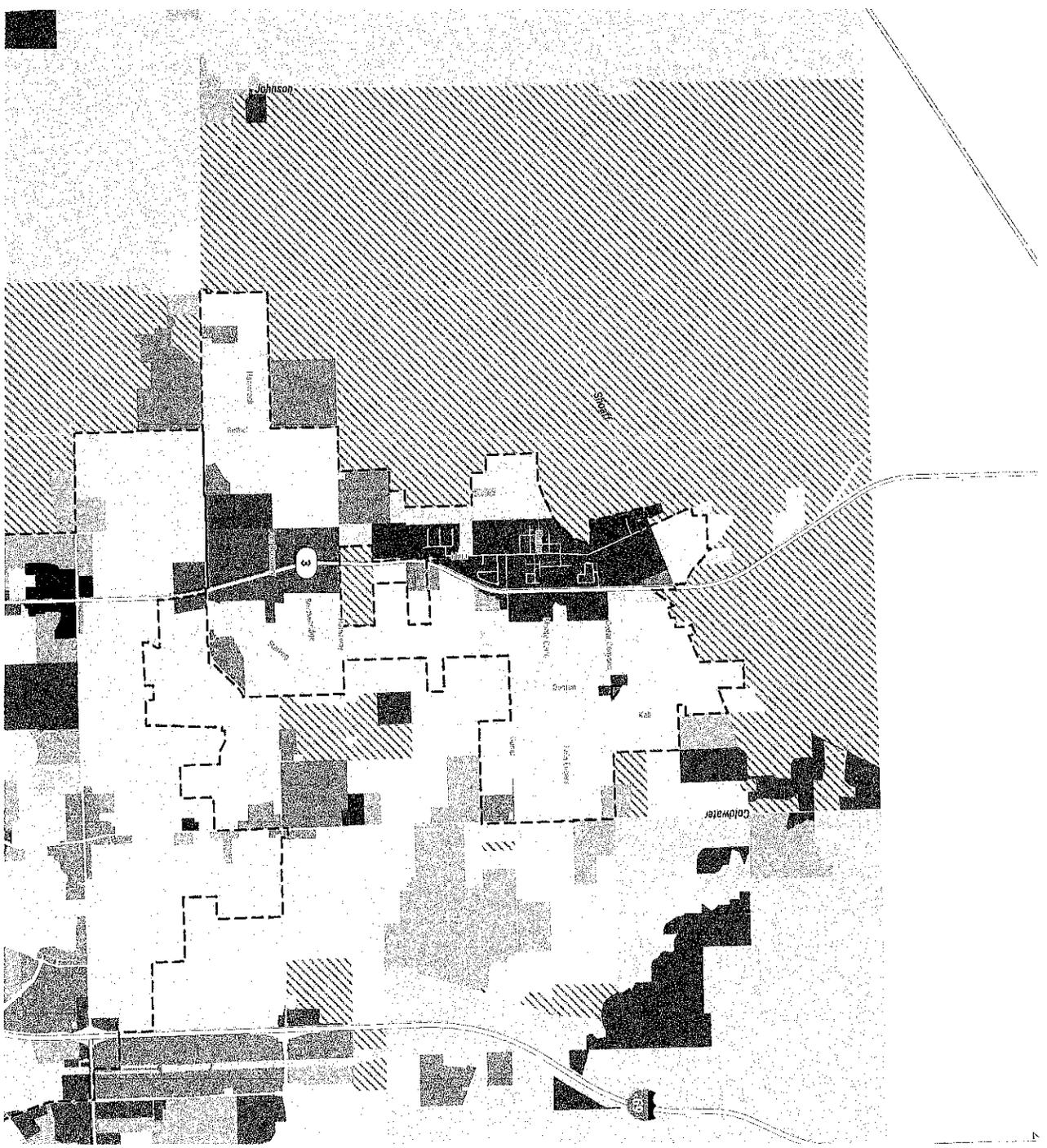
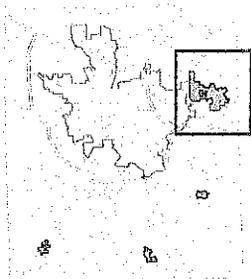


Generalized Future Land Use

Huntertown

- Generalized Future Land Use**
- Rural Agricultural
 - Rural Residential
 - Suburban Neighborhood
 - Traditional Neighborhood
 - Mixed Residential
 - Neighborhood Commercial
 - Community Commercial
 - Regional Commercial
 - Town Center
 - Business and Office Park
 - Institutional
 - Open Space
 - Production Center
 - Utility
 - Future Complete Neighborhood Area

Index Map

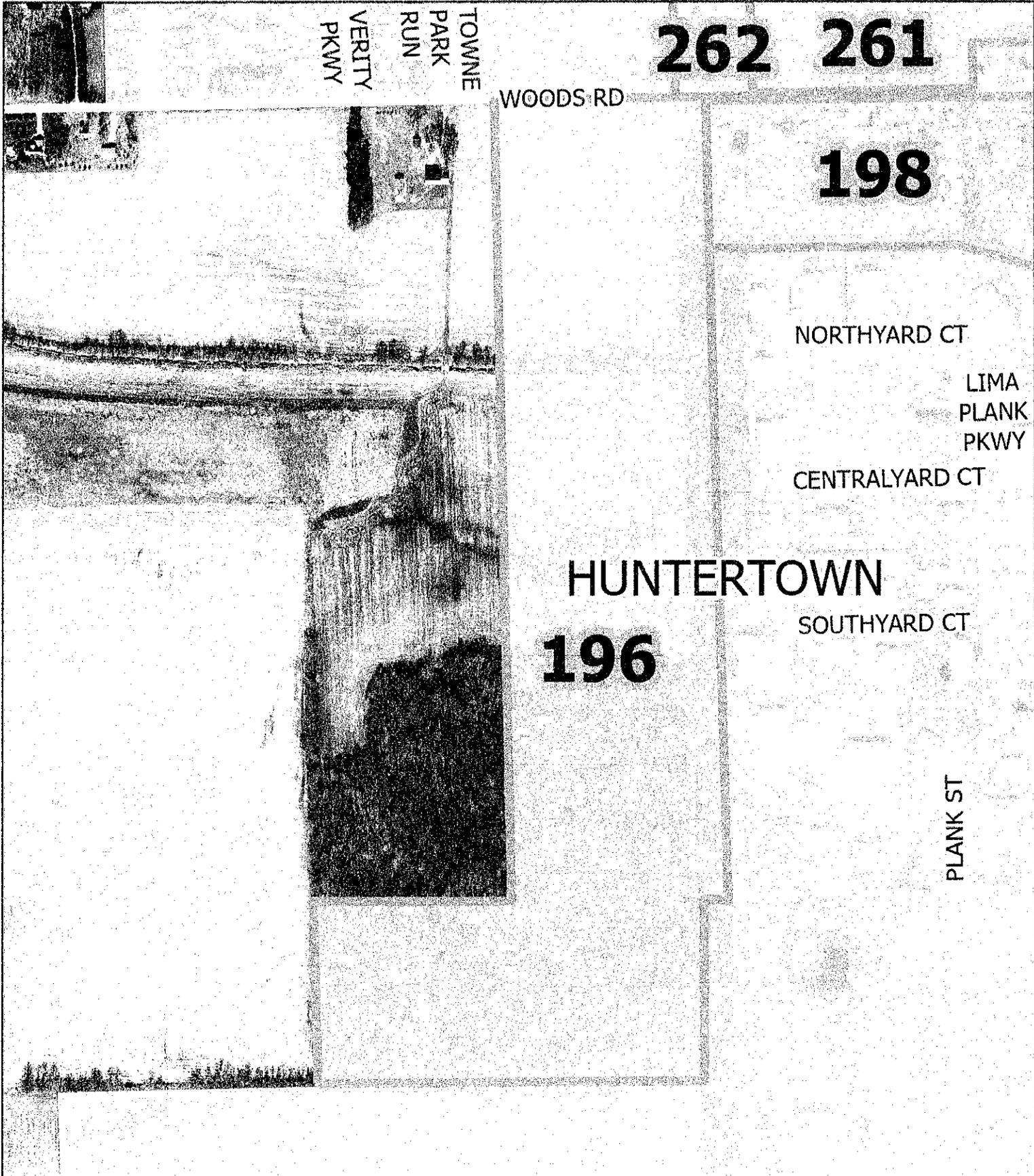


Huntertown Proposed Future Land Use Changes

Number	Address	Parcel	Comment	Future Land Use	PROPOSED Future Land Use
196		02-02-19-400-001-000-058	Stakeholder Meeting Proposed Change	Future Land Use	PROPOSED Future Land Use
197	15333 HUNTERS RIDGE LN	02-02-17-401-001-003-058	Stakeholder Meeting Proposed Change	Rural Agricultural	Future Complete Neighborhood Area
198	2209 WOODS RD	02-02-19-226-013-000-058	Stakeholder Meeting Proposed Change	Town Center	Neighborhood Commercial
199		02-02-08-179-009-000-057	New Subdivision: CREEKSIDE CROSSING SEC. I	Rural Agricultural	Rural Residential
200	17744 MONZA PASS	02-02-08-225-007-000-058	CASCADIA ESTATES SEC. II	Future Complete Neighborhood Area	Suburban Neighborhood
201	1441 PYKE GROVE PASS	02-02-08-202-007-000-058	EMRICH HILLS	Future Complete Neighborhood Area	Suburban Neighborhood
202	11903 TURKLE CREEK CT	02-02-30-375-013-000-058	BUFFERS OF CARROLL CREEK	Future Complete Neighborhood Area	Suburban Neighborhood
203	4301 WOODS RD	02-01-24-100-010-000-044	REZ-2022-0-006	Institutional	Suburban Neighborhood
206	2027 CANAVERAL CT	02-02-17-382-008-000-058	Stakeholder Meeting Proposed Change	Future Complete Neighborhood Area	Suburban Neighborhood
207	1755 BRECKENRIDGE PASS	02-02-29-133-015-000-058	Stakeholder Meeting Proposed Change	Town Center	Suburban Neighborhood
208	22382 HATHAWAY RD	02-02-19-400-003-000-058	Stakeholder Meeting Proposed Change	Community Commercial	Suburban Neighborhood
251	1707 W GUMP RD	02-02-17-376-002-000-058	1707 W GUMP RD	Rural Agricultural	Utility
253	12629 MEMORY LN	02-01-26-427-014-000-087	Broad Acres REZ-2022-0011	Town Center	Utility
261	14935 LIMA RD	02-02-18-476-004-000-058	Stakeholder Meeting Proposed Change	Future Complete Neighborhood Area	Suburban Neighborhood
262	2409 HUNTER RD	02-02-18-426-001-000-058	Stakeholder Meeting Proposed Change	Town Center	Open Space
263	15412 LIMA RD	02-02-17-307-001-000-058	Stakeholder Meeting Proposed Change	Town Center	Production Center
264	15825 WALNUT ST	02-02-17-151-020-000-058	Stakeholder Meeting Proposed Change	Town Center	Institutional
265	2213 HUNTER ST	02-02-18-428-008-000-058	Stakeholder Meeting Proposed Change	Town Center	Institutional
266	1570 MONTE CARLO DR	02-02-17-398-002-000-058	Stakeholder Meeting Proposed Change	Town Center	Traditional Neighborhood
267	1601 W CEDAR CANYONS RD	02-02-17-126-001-002-058	Stakeholder Meeting Proposed Change	Town Center	Suburban Neighborhood
268	1986 W CEDAR CANYONS RD	02-02-08-362-001-000-058	Stakeholder Meeting Proposed Change	Town Center	Neighborhood Commercial
269	2121 W SHOAF RD	02-02-07-429-006-000-058	Stakeholder Meeting Proposed Change	Town Center	Institutional
270	16830 LIMA RD	02-02-07-429-001-000-058	Stakeholder Meeting Proposed Change	Town Center	Rural Residential
274	1618 JAVELIN DR	02-02-17-178-001-000-058	Stakeholder Meeting Proposed Change	Town Center	Neighborhood Commercial
					Suburban Neighborhood



Proposed Future Land Use Changes



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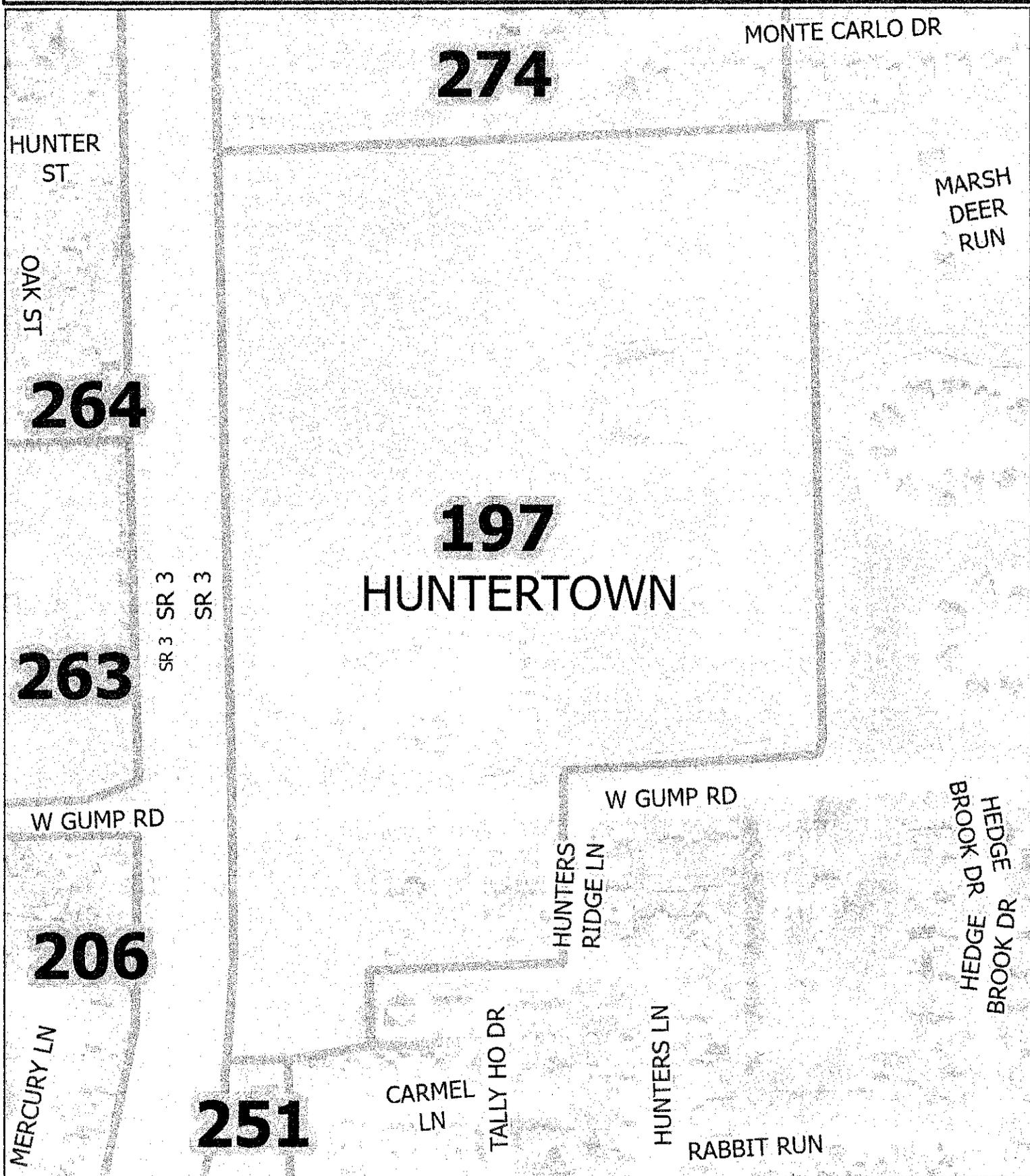
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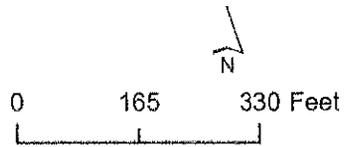


Proposed Future Land Use Changes



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262

261

WOODS RD

198

HUNTERTOWN

196

LIMA RD
LIMA RD

NORTHYARD CT

PLANK ST

LIMA PLANK PKWY

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0 110 220 Feet



201

CROSS
KEY CV

HUNTERTOWN

199

FARM
VIEW CT

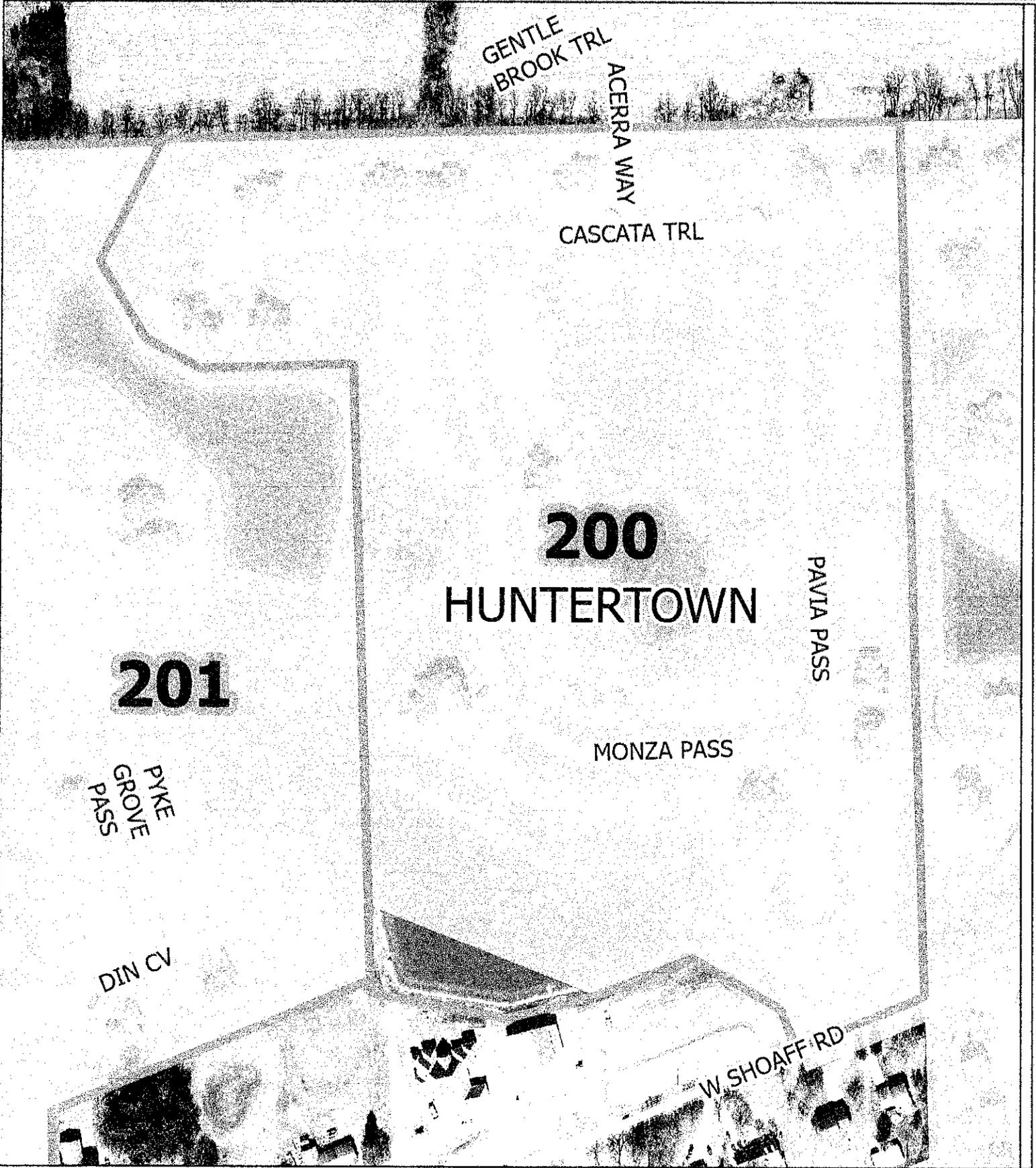
CREKESIDE
CROSSING RUN

BRACHT CT

W SHOAFF RD

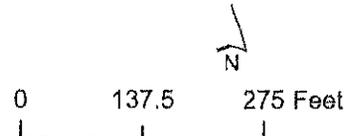
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205

GENTLE BROOK TRL
ACERRA WAY

CASCATA TRL

PAVIA PASS

HUTT RIDGE CT

200

PYKE GROVE PASS

MONZA PASS

201

HUNTERTOWN

199

CREEKSIDE CROSSING RUN
FARM VIEW CT

DIN CV

FETT DR

BRACHT CT

W SHOAFF RD

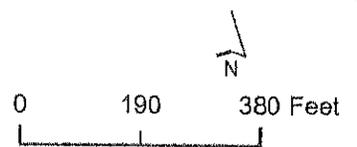
HILLSONG LN

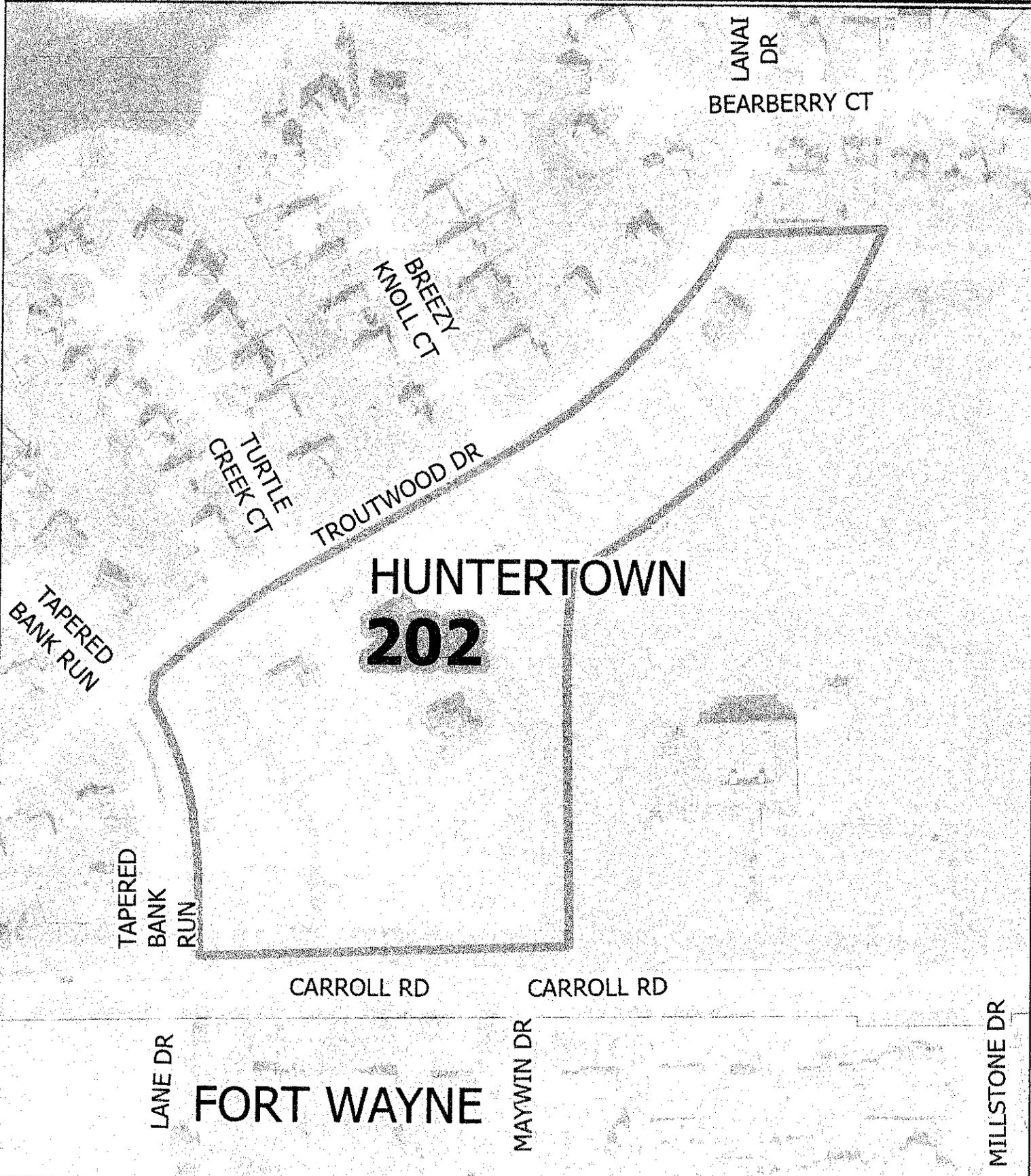
CARROLLTON CT
MOSAIC ST

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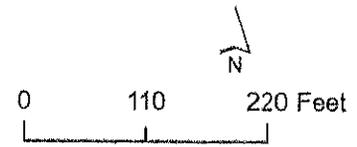
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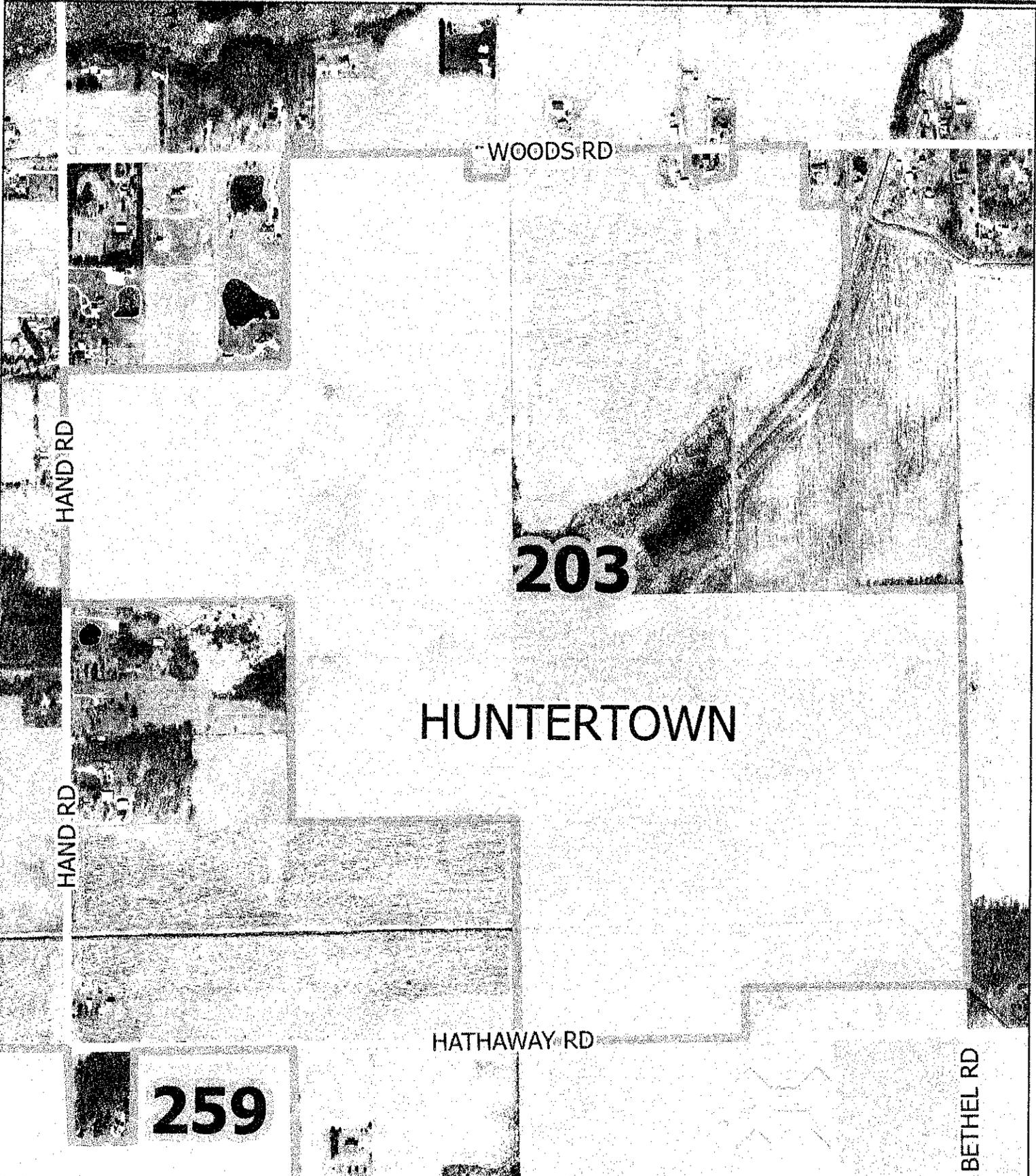
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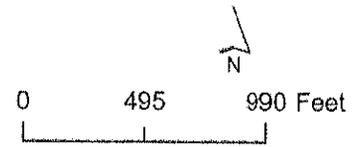


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Date: 1/16/2026





263

W GUMP RD

APOLLO DR

HUNTERTOWN

206

GEMINI DR

MERCURY LN

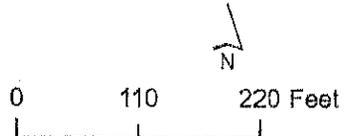
SR 3 SR 3

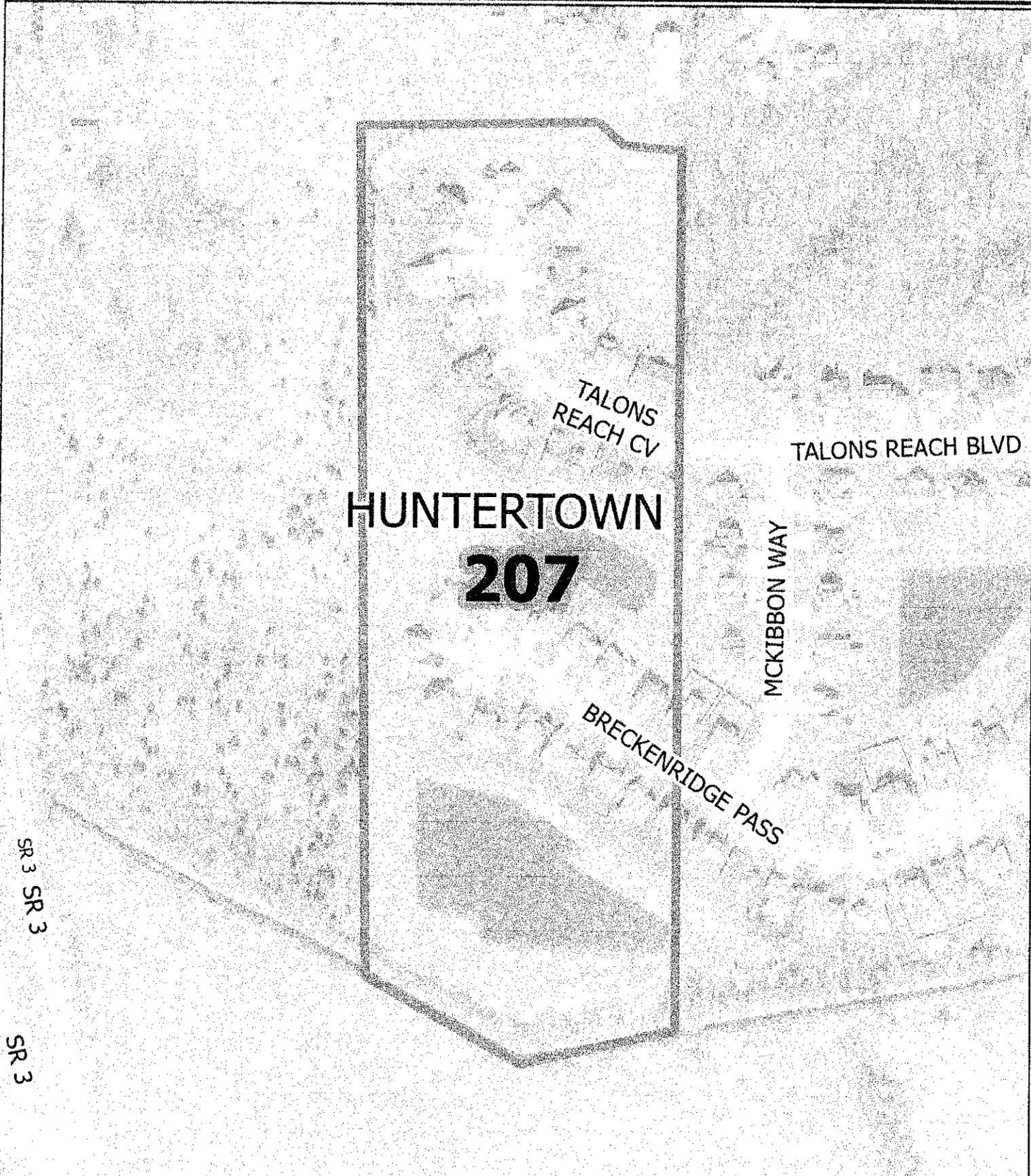
251

SR 3

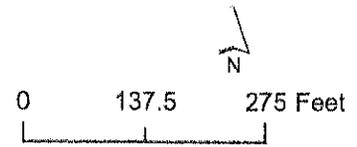
CANAVERAL CT

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208
HUNTERTOWN

HATHAWAY RD

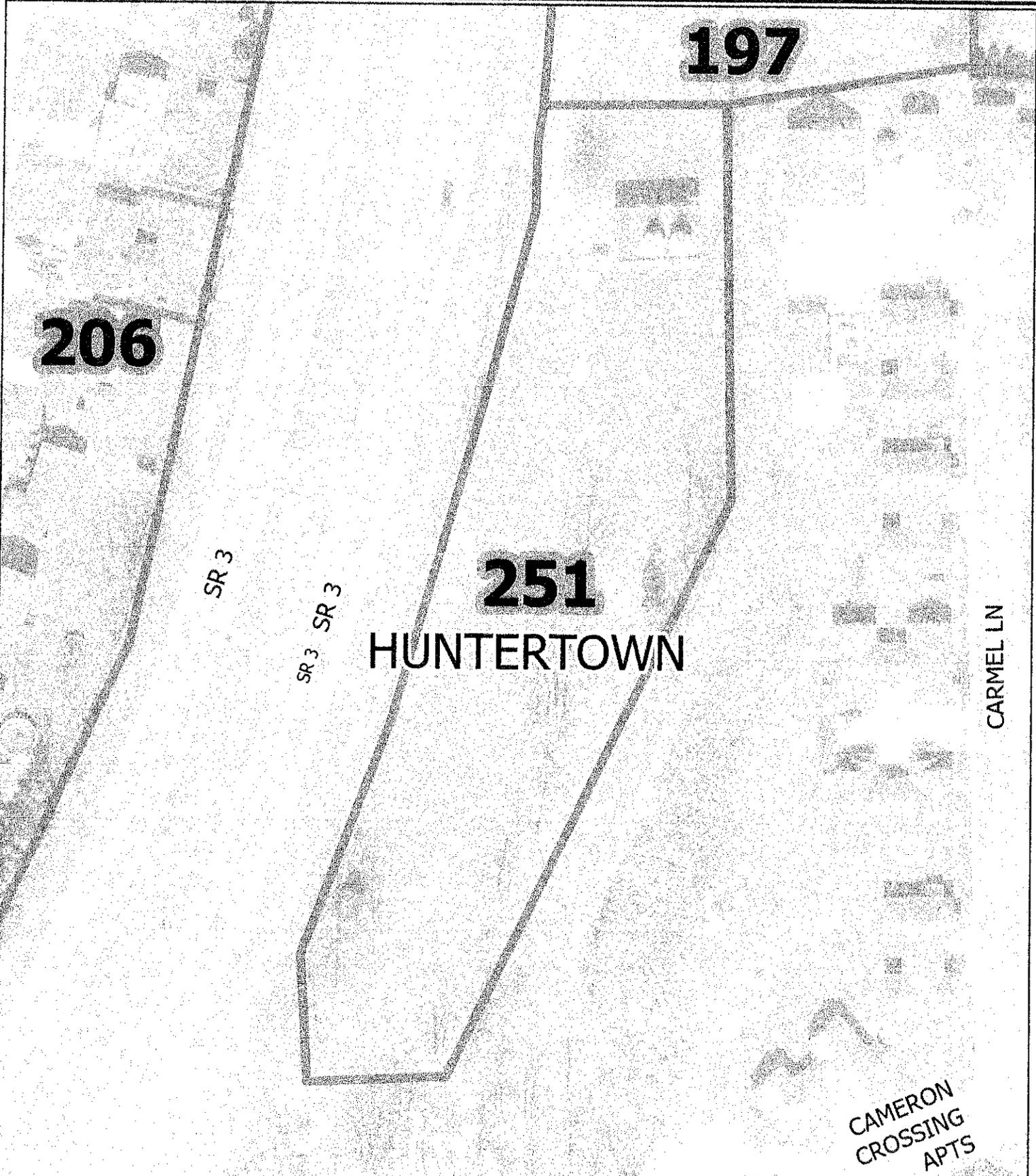
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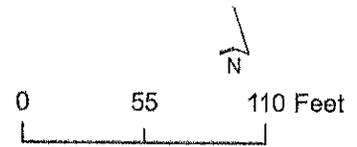
Date: 1/16/2026



0 110 220 Feet



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Photos and Contours, Spring 2009
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203

HUNTERTOWN

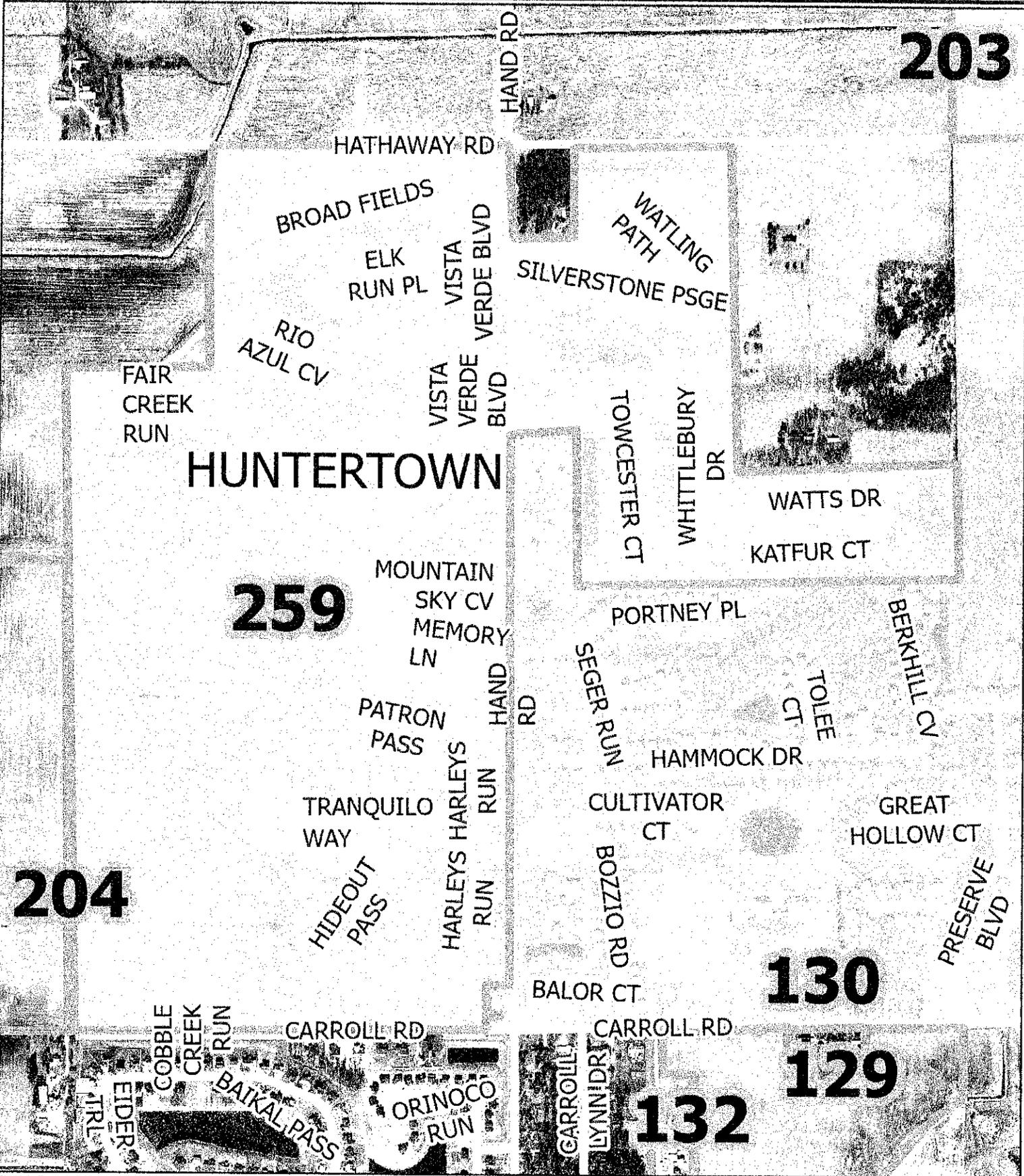
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204

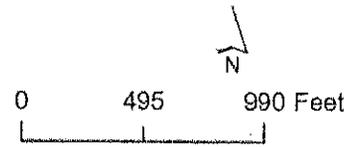
130

129

132



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Date: 1/15/2008





263

206

APOLLO
DR

LIMA RD LIMA RD

HUNTERTOWN

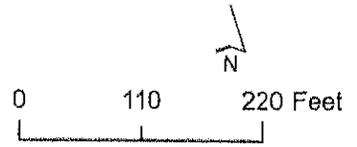
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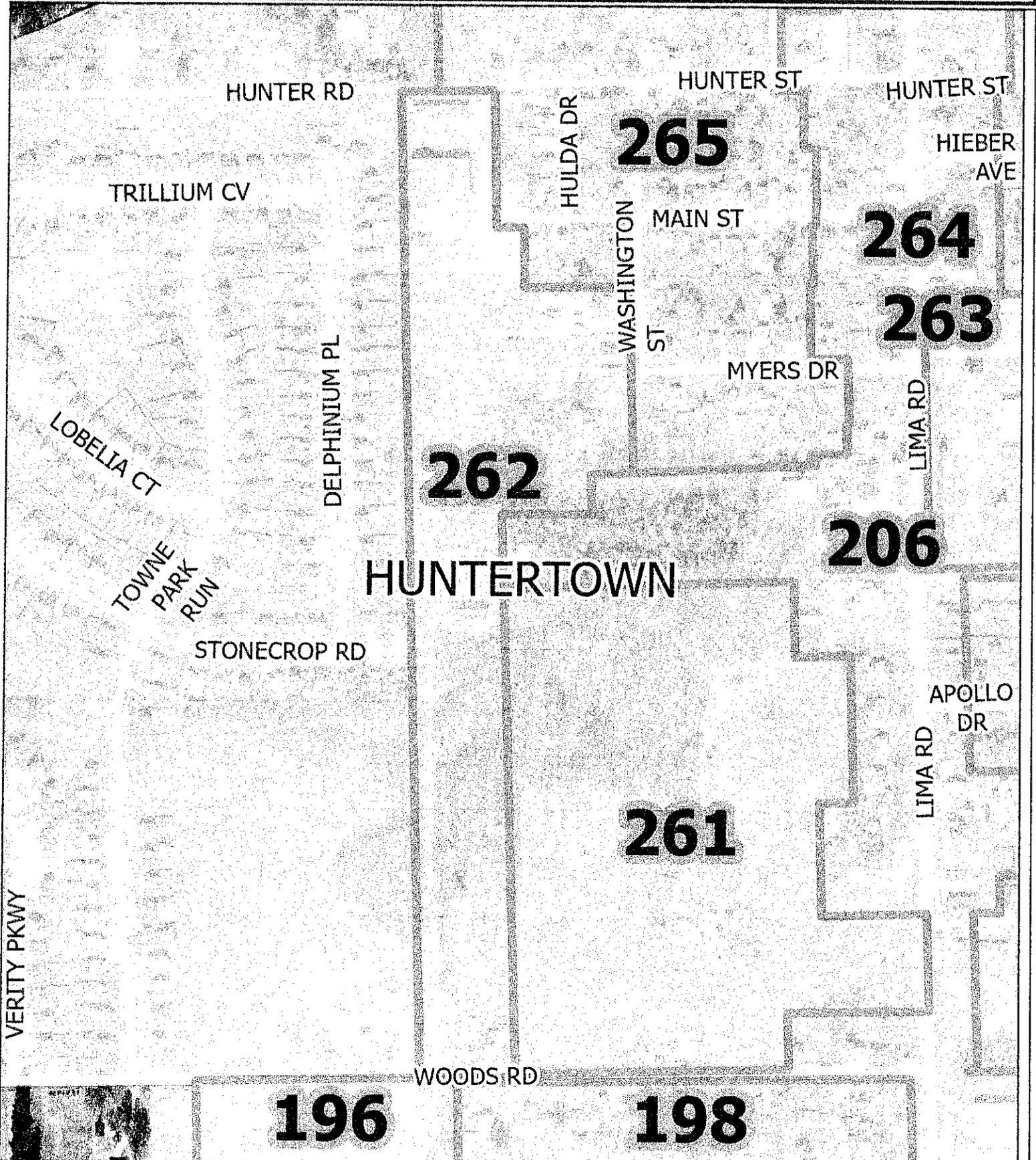
261

WOODS RD

198

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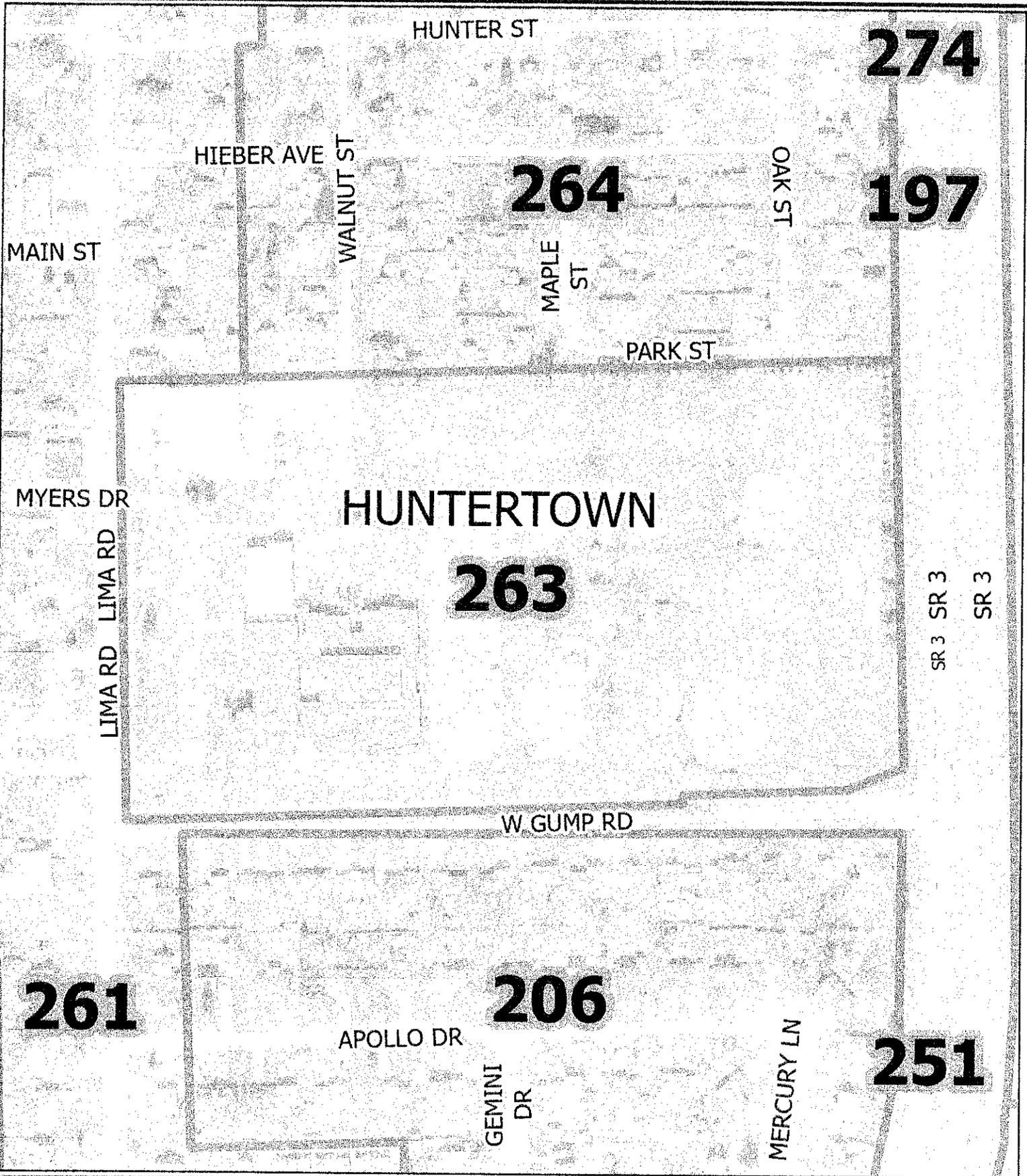
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 Date: 1/14/2026

0 220 440 Feet



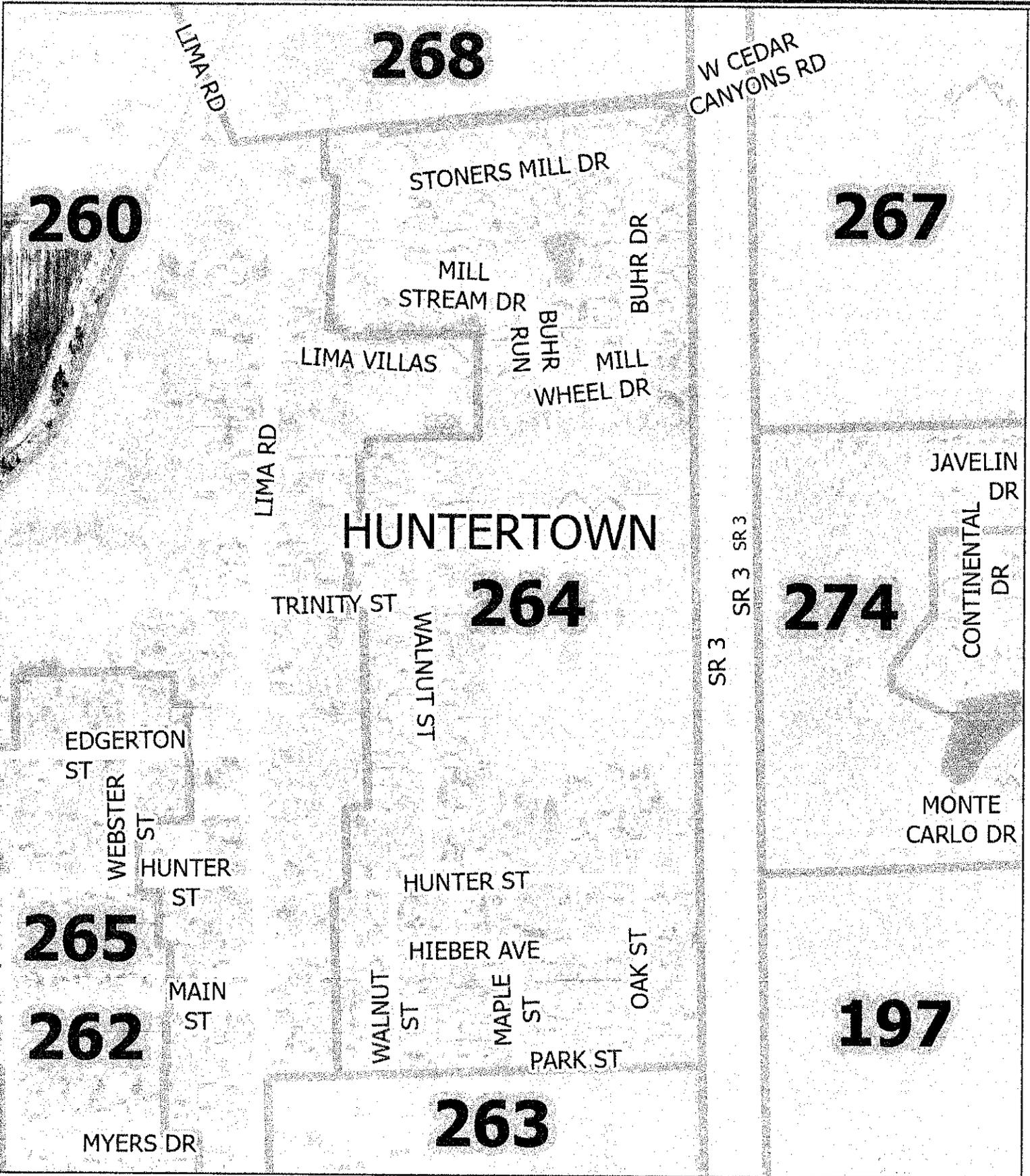
Proposed Future Land Use Changes



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 Date: 1/16/2020

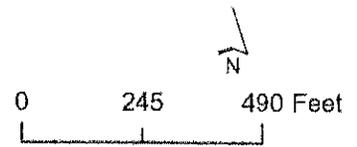
0 137.5 275 Feet



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DATE: 1 16 2006





260

HUNTERTOWN

265

262

263

HUNTER RD

HULDA DR

WASHINGTON ST

MAIN ST

MYERS DR

EDGERTON ST

WEBSTER ST

HUNTER ST

HUNTER ST

HIEBER AVE

LIMA RD

LIMA RD

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Date: 1/16/2026

0 137.5 275 Feet



WILLOW
RIDGE
TRLE

W CEDAR CANYONS RD

HUNTERTOWN

267

274

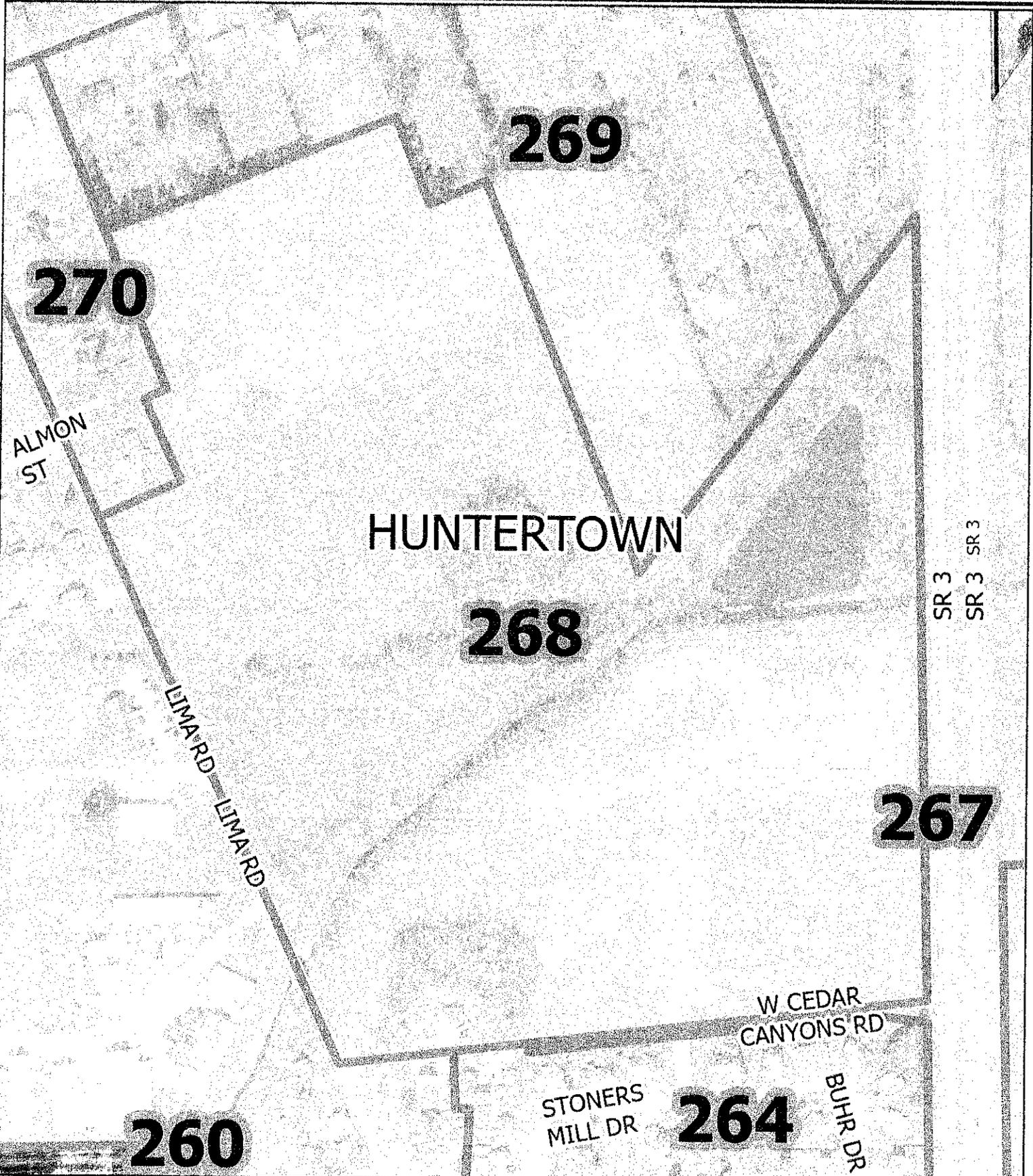
CLASSIC
LAKE DR

SR 3 SR 3

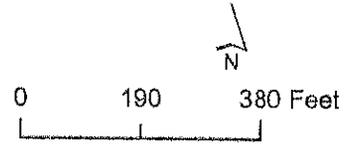
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Date: 1/16/2010

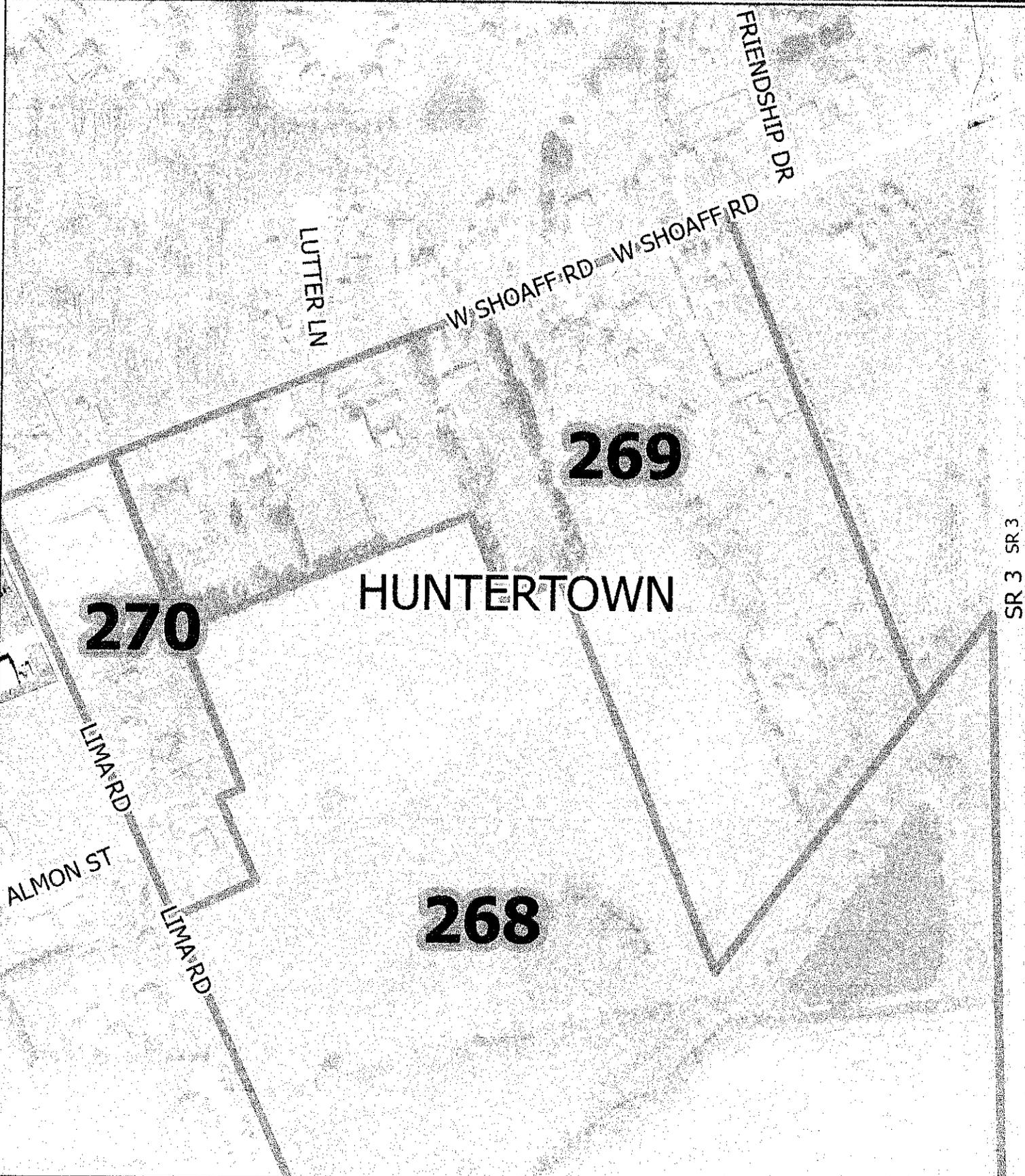
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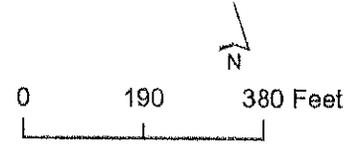


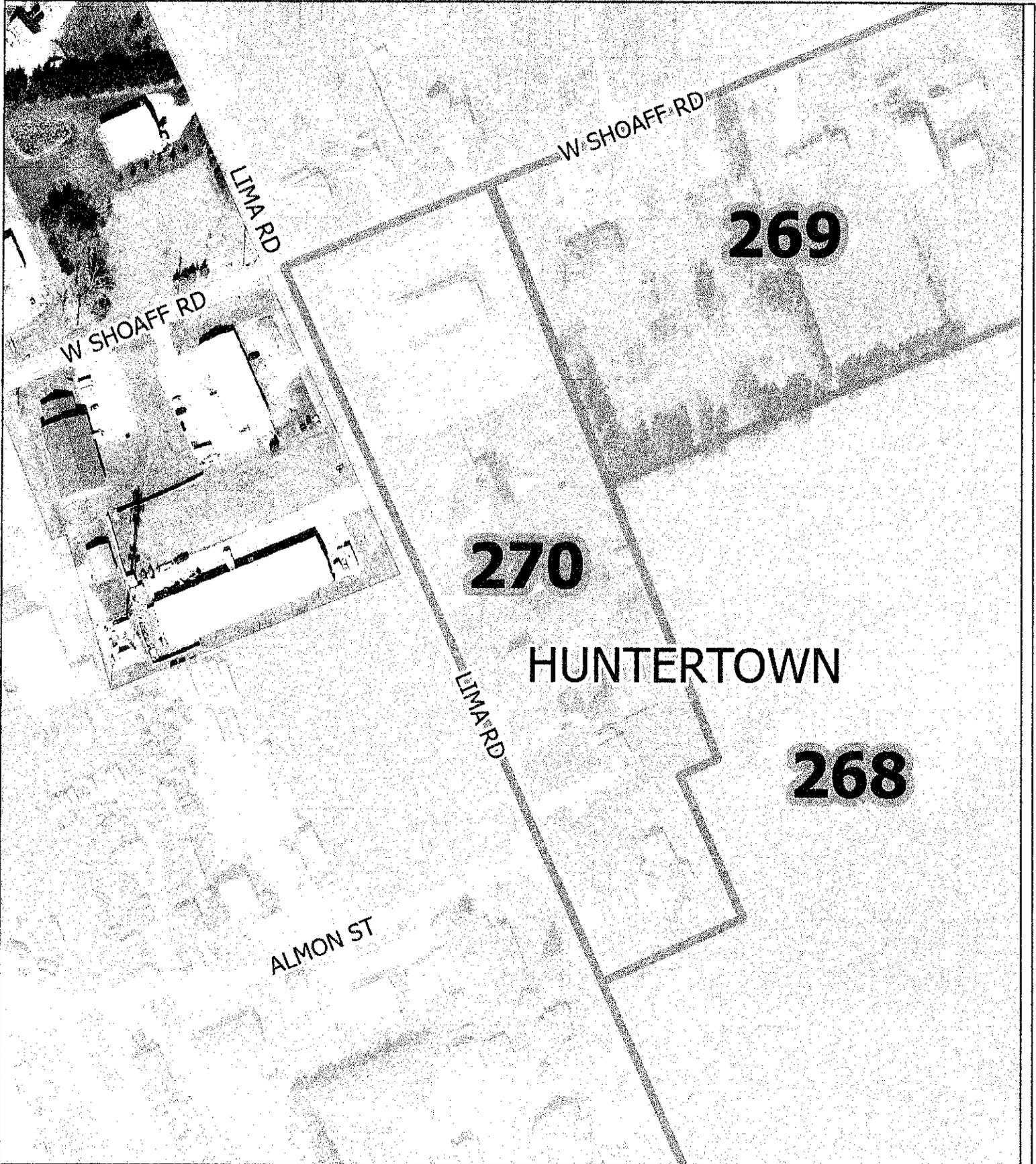
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 Date: 1/16/2016



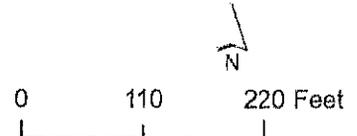


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Date: 1/16/2005





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Date: 1/18/2028





267

JAVELIN DR

CONTINENTAL DR

CLASSIC LAKE DR

RAMBLER RD

274

CLASSIC LAKE CV

HUNTERTOWN

SR 3 SR 3

MONTE CARLO DR

197

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Date: 1/14/2026



0 110 220 Feet

2026 - 004

HUNTERTOWN RESOLUTION NO. ~~2025~~ - ____

RESOLUTION REGARDING EXTENSION OF WATER AND SEWER SERVICES
FOR SIMON LAKE ESTATES SECTION I SUBDIVISION PLOT - 54 LOTS.

WHEREAS, the Huntertown Utility Service Board (USB) has received an application from Lakes of Simon Creek, LLC (Developer) for water and sewer services from Huntertown Utilities to serve Simon Lake Estates Section 1 (54 lots), better described in **Exhibit A**; and

WHEREAS, Huntertown Ordinance §50.05 prohibits the extension of and connection to the Town sanitary sewer systems outside of the Town's corporate limits without the approval of the Huntertown Town Council by duly enacted Resolution authorizing such extension and connection, and;

WHEREAS, Huntertown Ordinance §54.03 requires that all new connections to the Town's sanitary sewer utility shall also be required to connect to the Town's water utility; and

WHEREAS, the Town Council has adopted Area Connection Fees, System Development Charges, and authorized and enacted a Utility Fee Schedule for all new connections, and;

WHEREAS, the USB granted conditional approval to the Developer for fifty-one (51) water and fifty-one (51) sanitary sewer connections for Simon Lake Estates Sec. I, as well as three (3) out lots, and;

WHEREAS, the Developer has submitted a consent to Voluntary Annexation for the entirety of the Simon Lake Estates Parcel, better described in **Exhibit B**.

NOW THEREFORE, BE IT RESOLVED by the Town Council, the legislative body of the Town of Huntertown, Indiana, that:

1. Developer shall comply with all Standards and Specifications for the construction of any and all water mains, sanitary sewer mains, water connections, and sanitary sewer connections.
2. Developer shall be responsible for costs associated with any and all utility main extensions or utility connections and shall have an authorized representative of the Town overseeing and inspecting any and all main extensions or connections.
3. Developer shall comply with all local and state laws governing water main extensions, sanitary sewer main extensions, water connections, and sanitary sewer connections.

4. Developer shall agree to sign and submit a recorded Remonstrance Waiver and Consent for Annexation into the Town of Huntertown or file a Voluntary Annexation Petition prior to Huntertown Town Council acceptance of utilities or of the Secondary Plat.

RESOLUTION ADOPTED by the Huntertown Town Council on this ___ day of _____, 2026.

By: _____
Mike Aker, President

By: _____
Tina McDonald, Vice-President

By: _____
Pat Freck, Member

By: _____
Brad Hite, Member

By: _____
Brandon Seifert, Member

ATTEST:

By: _____
Ryan Schwab, Clerk-Treasurer

EXHIBIT A

**Lakes of Simon Creek, LLC
Lakes of Simon Creek Development
Simon Road
Huntertown, IN
Simon Lake Estates Section I - Lot 4 (Model Home)**

Legal Description:

A tract of land located in the Southwest Quarter of Section 5, Township 32 North, Range 12 East, in Allen County, the State of Indiana, based on an original survey prepared by Joseph R. Herendeen PS No. 20900190, Sauer Land Surveying, Inc., Job No. LSC-000, dated June 7, 2024, more fully described as follows:

COMMENCING at a 1 inch Iron Pipe situated in the Northeast corner of said Southwest Quarter; Thence South 01 Degrees 53 Minutes 49 Seconds East (Indiana State Plane Coordinate System East Zone-GNSS Grid Basis of Bearings), a distance of 1265.60 feet along the East line of said Southwest Quarter to the TRUE POINT OF BEGINNING; Thence South 01 Degrees 53 Minutes 49 Seconds East, a distance of 294.12 feet along the East line of said Southwest Quarter; Thence North 65 Degrees 35 Minutes 14 Seconds West, a distance of 264.31 feet to the beginning of a non-tangent circular arc; Thence Northerly, a distance of 58.16 feet along said non-tangent circular arc that is concave Westerly, having a radius measuring 50.00 feet, having a central angle measuring 66 Degrees 38 Minutes 51 Seconds, and having a long chord bearing North 08 Degrees 54 Minutes 40 Seconds West and measuring 54.94 feet to the beginning of a reverse circular arc; Thence Northerly, a distance of 17.45 feet along said reverse circular arc that is concave Easterly, having a radius measuring 20.00 feet, having a central angle measuring 49 Degrees 59 Minutes 41 Seconds, and having a long chord bearing North 17 Degrees 14 Minutes 15 Seconds West and measuring 16.90 feet to the beginning tangent line; Thence North 07 Degrees 45 Minutes 36 Seconds East, a distance of 107.67 feet along said tangent line; Thence North 88 Degrees 06 Minutes 11 Seconds East, a distance of 230.05 feet to the POINT OF BEGINNING, said tract containing 56080 square feet or 1.287 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

EXHIBIT B

January 15, 2026

January 23, 2026 Revision (Deleted Tracts B & C)

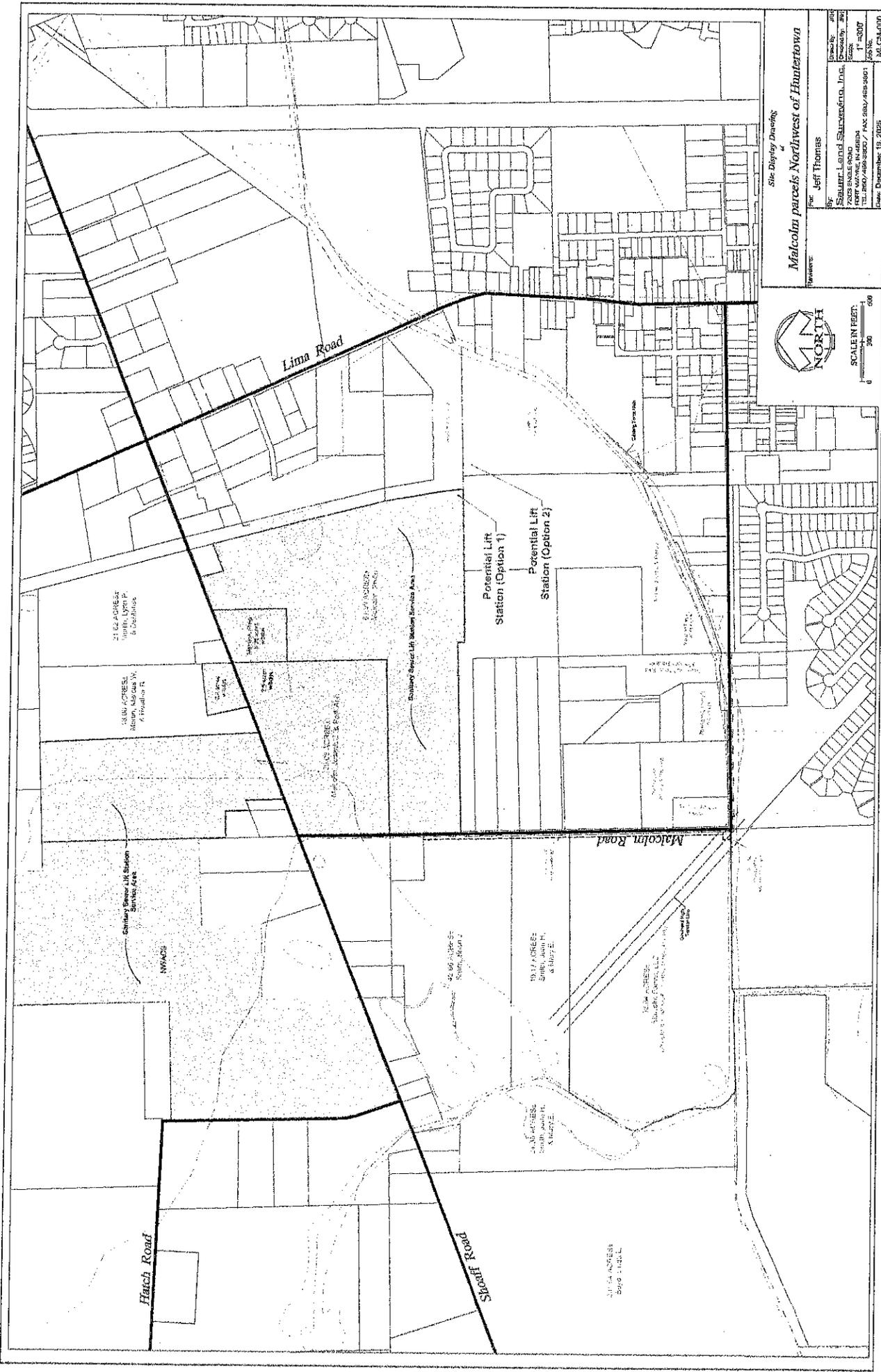
Lakes of Simon Creek, LLC
Lakes of Simon Creek Development
Simon Road
Huntertown, IN
Simon Lake Estates - Annexation

TRACT "A": (part of a tract described in Document Number 790036171)

Part of the Southwest Quarter of Section 5, together with part of the Northwest Quarter of Section 8, all in Township 32 North, Range 12 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. LSC-000, dated June 7, 2024, revised June 13, 2024, being more particularly described as follows, to-wit:

Beginning at the Center of said Section 5, being marked by a 1 inch diameter pipe; thence South 01 degrees 53 minutes 49 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the East line of the Southwest Quarter of said Section 5, a distance of 2648.44 feet to the South Quarter corner of said Section 5, also being the North Quarter corner of said Section 8; thence South 02 degrees 19 minutes 24 seconds East, on and along the East line of the Northwest Quarter of said Section 8, a distance of 258.81 feet to a #5 rebar at the Northeast corner of a 46.805 acre tract of real estate described in a deed to Creekside Crossing, LLC, in Document Number 2023024976 in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees 27 minutes 17 seconds West, on and along the North line of said 46.805 acre tract, a distance of 1421.20 feet to the Northwest corner thereof, being a point on the Easterly right-of-way line of State Road #3; thence Northerly, on and along said Easterly right-of-way line, as defined by the arc of a non-tangent circular curve to the left having a radius of 4678.66 feet, an arc distance of 563.86 feet, being subtended by a long chord having a length of 563.52 feet and a bearing of North 26 degrees 49 minutes 39 seconds West to a #5 rebar; thence North 16 degrees 49 minutes 26 seconds East, continuing on and along said Easterly right-of-way line, a distance of 61.18 feet to a #5 rebar; thence Northerly, continuing on and along said Easterly

right-of-way line, as defined by the arc of a non-tangent circular curve to the left having a radius of 4723.66 feet, an arc distance of 40.31 feet, being subtended by a long chord having a length of 40.31 feet and a bearing of North 31 degrees 01 minutes 47 seconds West to a #5 rebar; thence North 72 degrees 56 minutes 27 seconds West, continuing on and along said Easterly right-of-way line, a distance of 75.73 feet to a #5 rebar; thence Northerly, continuing on and along said Easterly right-of-way line, as defined by the arc of a non-tangent circular curve to the left having a radius of 4673.66 feet, an arc distance of 162.50 feet, being subtended by a long chord having a length of 162.49 feet and a bearing of North 32 degrees 57 minutes 49 seconds West; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line and tangent with said curve, a distance of 25.63 feet; thence North 35 degrees 40 minutes 41 seconds West, continuing on and along said Easterly right-of-way line, a distance of 100.04 feet; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line, a distance of 100.00 feet to the Southwest corner of a 0.064 acre tract of real estate described in a deed to the State of Indiana in Document Number 2023020296 in the Office of said Recorder; thence North 56 degrees 02 minutes 25 seconds East, on and along the South line of said 0.064 acre tract, a distance of 28.00 feet to the Southeast corner thereof; thence North 33 degrees 57 minutes 35 seconds West, on and along the East line of said 0.064 acre tract, a distance of 100.00 feet to the Northeast corner thereof; thence South 56 degrees 02 minutes 25 seconds West, on and along the North line of said 0.064 acre tract, a distance of 28.00 feet to the Northwest corner thereof, being a point on the Easterly right-of-way line of said State Road #3; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line, a distance of 1235.85 feet to a #5 rebar at the point of intersection of said Easterly right-of-way line with the West line of the Southwest Quarter of said Section 5; thence North 01 degrees 38 minutes 15 seconds West, on and along said West line, a distance of 822.50 feet to a 1 inch diameter pipe at the West Quarter corner of said Section 5; thence North 88 degrees 23 minutes 56 seconds East, on and along the North line of the Southwest Quarter of said Section 5, a distance of 2640.00 feet to the point of beginning, containing 145.305 acres of land, subject to legal right-of-way for West Simon Road, and subject to all easements of record.





Huntertown Water Capital Plan - 2026

February 2, 2025



ENGINEERING
RESOURCES, INC.

4175 New Vision Drive
Fort Wayne, IN 46845

www.eri.consulting

Water Capital Projects 10 - Year Outlook (Prepared 7/27/2026)

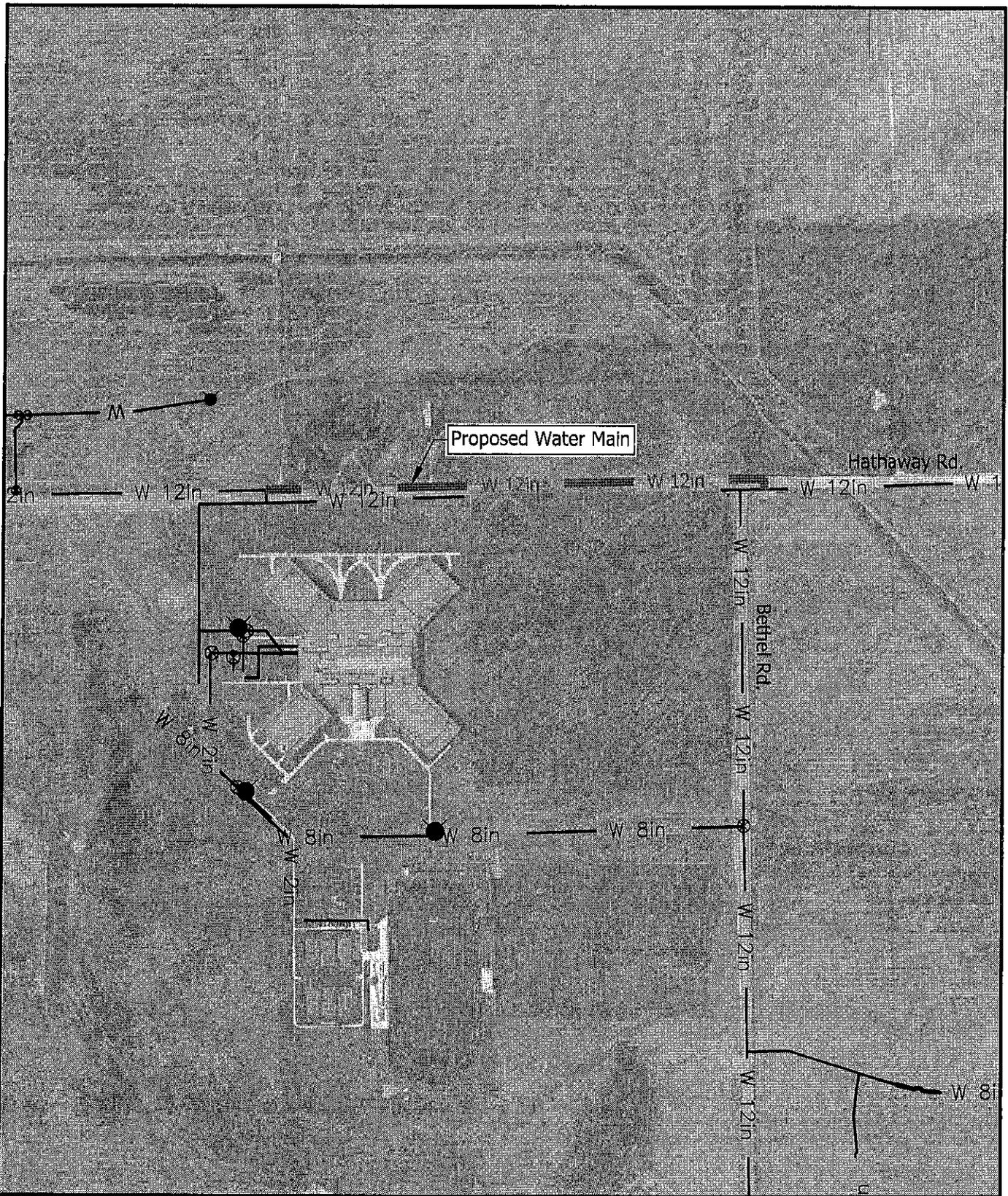
Project #	Description	Option A											
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3	New Elevated Storage Tower and Shoaff Road Water Main (Active Project)	\$ 3,250,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Town Cost Share for Water Main Oversizing - The Fens	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Hamd Road Water Main Extension - The Fens to Water Tower	\$ 1,595,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Town Cost Share for Water Main Oversizing - Classic Heights West	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12A	Hunter Street Water Main - Old Lima to SR 3	\$ 552,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12B	Hunter Street Water Main - SR3 Crossing- SR 3 to Classic Heights	\$ 412,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Byron Water Main - Water Treatment Plant to Fort Recovery Main	\$ 675,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Kell Road Water Main- Rolling Oaks to Quarry	\$ 546,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Water System PER and Asset Management Plan	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	New Well Field / Treatment Plant Property Acquisition	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15A	New Water Treatment Facility, Phase I	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15B	New Water Treatment Facility, Phase II	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	New Production Wells	\$ 1,385,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Shoaff Road Water Main - SR3 Crossing- Brownstone to Creekside Crossing	\$ 396,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Plank Street Water Main - SR3 Crossing- Copper Creek to Lima Plank Industrial Park	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25	Town Cost Share for Willow Creek Middle School Water Main	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
90	Water Maintenance Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91	Septic Relief Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100	Bond Amortization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FUNDING	\$ 7,509,285	\$ 9,480,976	\$ 3,240,949	\$ 1,452,892	\$ 832,125	\$ 1,452,892						
	Bond Refinance	\$ 3,972,556	\$ -	\$ 714,964	\$ -	\$ -	\$ 622,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Cash Reserves	\$ 2,673,013	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	ARPA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	System Development Charge	\$ 50,000	\$ 458,101	\$ 1,742,216	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 556,752	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Future SRF Loan	\$ 75,000	\$ 8,240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,179,183	\$ -	\$ -	\$ -	\$ -
	Bonds and Interest	\$ 732,875	\$ 732,875	\$ 732,875	\$ 732,125	\$ 732,125	\$ 730,625	\$ 730,625	\$ 730,375	\$ 731,375	\$ 731,375	\$ 731,375	\$ 731,375

PROJECTED GROWTH RATE	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Projected Rate Increase	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%

Water Peak Day / Customer	380 gpd									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
PROJECTED CAPACITY	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning of year customers	5923	6397	6909	7461	8058	8703	9399	10151	10963	11840
End of year customers	6397	6909	7461	8058	8703	9399	10151	10963	11840	12787
Peak day demand	2,430,759	2,625,263	2,835,284	3,062,107	3,307,075	3,571,642	3,857,373	4,165,963	4,499,240	4,859,179
Peak day capacity	3,240,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	6,480,000	6,480,000	6,480,000	6,480,000
Remaining capacity gpd	809,201	2,774,737	2,564,716	2,337,893	2,092,925	1,828,358	2,622,627	2,314,037	1,980,760	1,620,821
Remaining connections	2,129	7,302	6,749	6,152	5,508	4,811	6,902	6,090	5,213	4,265
% used capacity	75%	49%	53%	57%	61%	66%	60%	64%	65%	75%



	PRELIMINARY FOR REVIEW ONLY	RECOMMENDED FOR APPROVAL _____ DATE _____ DESIGNED BY _____ DRAWING SET _____ CHECKED BY _____ DATE _____	SCALE 1" = 1000'
		TOWN OF HAVERKIRK WATER MASTER PLAN CAPITAL PLAN OVERALL EXHIBIT	SHEETS 1 of 1 PROJECT



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4175 New Vision Drive, Fort Wayne, IN 46845

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PLOT DATE	2/14/2025
PLOT SCALE	1:400

Project #5
**TOWN OF HUNTERTOWN
 WATER MASTER PLAN**

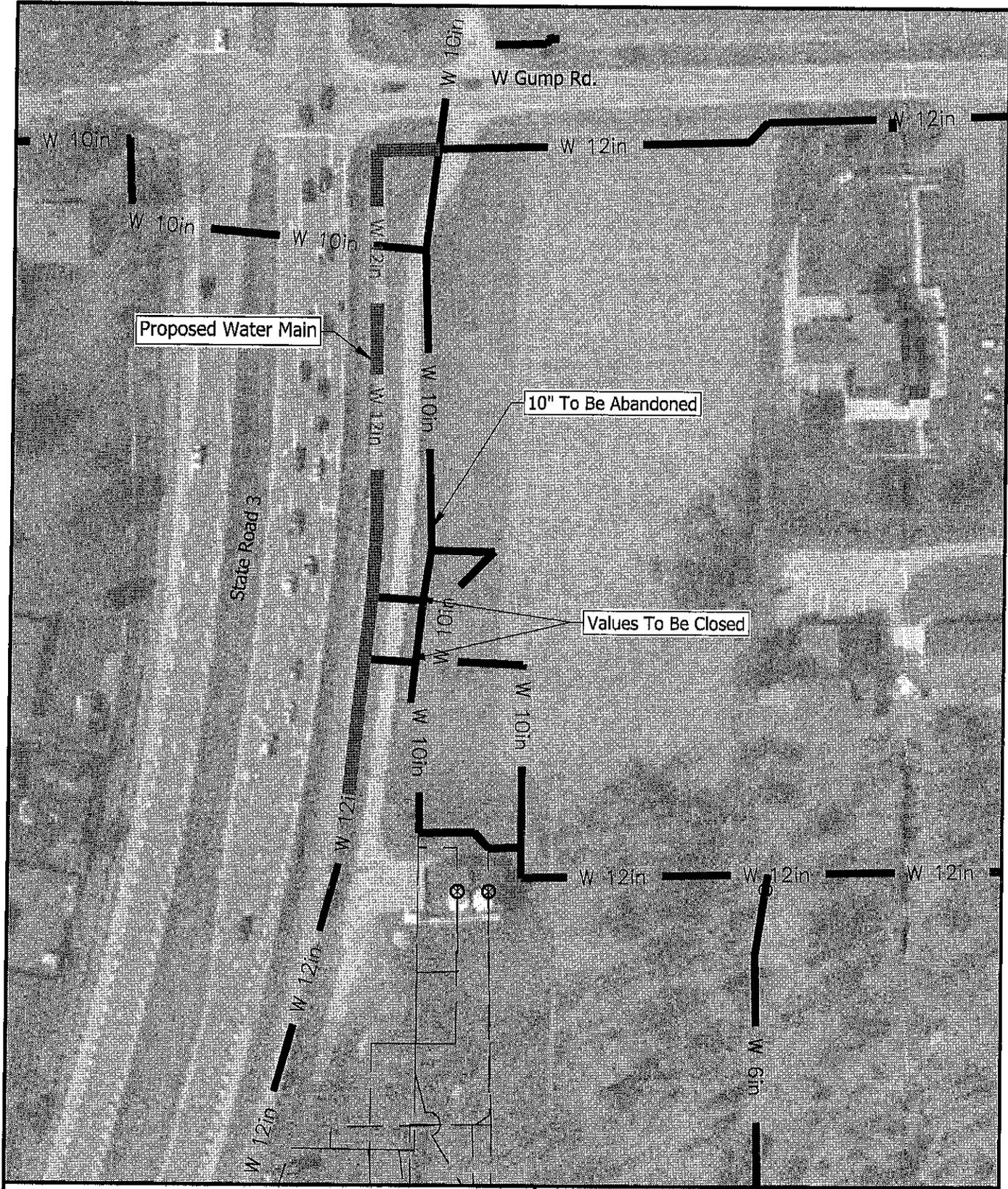
Hathaway Water Main - Middle School to Bethel

Project #5

2/20/2025

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
1	Mobilization / Demobilization	1	LS	\$13,048.46	\$13,048.46
2	Layout and Staking	1	LS	\$7,829.08	\$7,829.08
3	Record Documents	1	LS	\$2,609.69	\$2,609.69
4	Work Allowance	1	LS	\$10,000.00	\$10,000.00
4	Silt Fencing	1,628	LF	\$4.00	\$6,512.00
5	12" C-900 Water Main	1,480	LF	\$100.00	\$148,000.00
6	12" Gate Valve & Valve Box	1	EA	\$4,000.00	\$4,000.00
7	12" 45 Deg Bend, DI	4	EA	\$1,250.00	\$5,000.00
8	Hydrant Assembly Type I, 12"x6" Tee	1	EA	\$10,000.00	\$10,000.00
9	Saw Cut Asphalt Pavement	1,480	LF	\$2.50	\$3,700.00
10	Special Backfill	658	CY	\$50.00	\$32,888.89
11	Asphalt Pavement Removal	493	SY	\$22.00	\$10,853.33
12	Asphalt Pavement Trench Repair	493	SY	\$60.00	\$29,600.00
13	Top Soil and Seeding	83	SY	\$5.00	\$415.00
SUBTOTAL					\$284,456.45

+10% Maintenance of Traffic	\$	28,446
+20% Budget Design Contingency	\$	56,891
CONSTRUCTION TOTAL	\$	369,793
+20% Soft Costs	\$	73,959
TOTAL PROJECT OPINION OF COST	\$	443,752



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PLOT DATE	2/14/2025
PLOT SCALE	1:100

Project #6
TOWN OF HUNTERTOWN
WATER MASTER PLAN

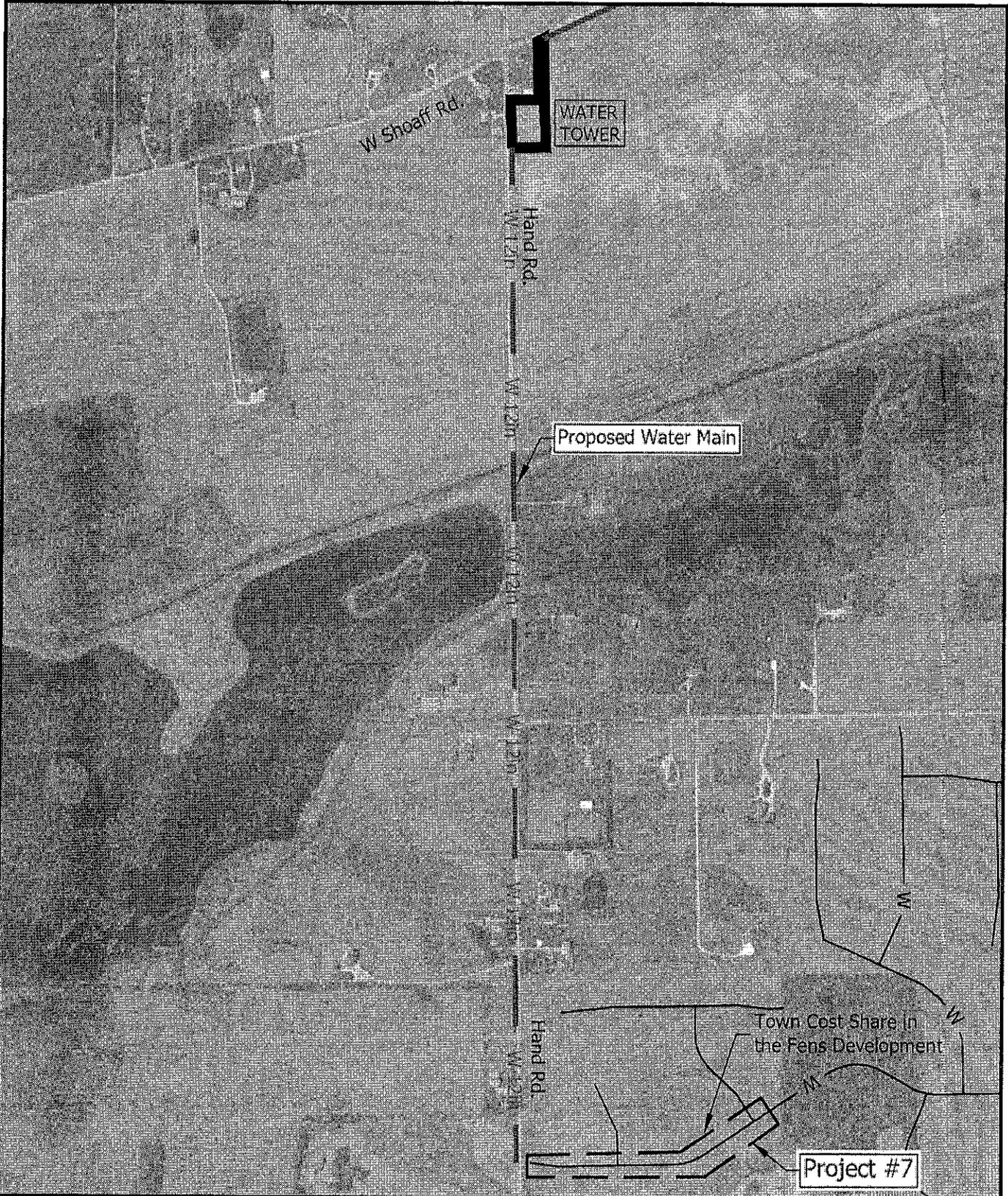
State Road 3 Water Main - Old Water Treatment Plant Site

Project #6

2/20/2025

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
1	Mobilization / Demobilization	1	LS	\$4,872.10	\$4,872.10
2	Layout and Staking	1	LS	\$2,923.26	\$2,923.26
3	Record Documents	1	LS	\$974.42	\$974.42
4	Work Allowance	1	LS	\$15,000.00	\$15,000.00
5	Easement Purchase, 1707 W Gump Rd	0.51	Acre	\$25,000.00	\$12,750.00
6	Silt Fencing	900	LF	\$4.00	\$3,600.00
7	12" C-900 Water Main	425	LF	\$100.00	\$42,500.00
8	12" Gate Valve & Valve Box	2	EA	\$4,000.00	\$8,000.00
9	12" 45 Deg Bend, DI	2	EA	\$1,250.00	\$2,500.00
10	Special Backfill	50	CY	\$50.00	\$2,500.00
11	Asphalt Pavement Removal	56	SY	\$22.00	\$1,232.00
12	Asphalt Pavement Trench Repair	56	SY	\$60.00	\$3,360.00
13	Top Soil and Seeding	1,200	SY	\$5.00	\$6,000.00
<i>SUBTOTAL</i>					\$106,211.78

+5% Maintenance of Traffic	\$	5,311
+20% Budget Design Contingency	\$	21,242
CONSTRUCTION TOTAL	\$	132,765
+20% Soft Costs	\$	26,553
TOTAL PROJECT OPINION OF COST	\$	159,318




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PLOT SCALE	1:700

Project #7 & Project #17
TOWN OF HUNTERTOWN
WATER MASTER PLAN

Hand Road Water Main Extension - The Fens to Water Tower
Project #17
2/20/2025

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
1	Mobilization / Demobilization	1	LS	\$50,349.45	\$50,349.45
2	Layout and Staking	1	LS	\$30,209.67	\$30,209.67
3	Record Documents	1	LS	\$10,069.89	\$10,069.89
4	Maintenance and Protection of Traffic	1	LS	\$10,069.89	\$10,069.89
5	Work Allowance	1	LS	\$10,000.00	\$10,000.00
6	Silt Fence	5,237	LFT	\$4.00	\$20,948.40
7	Special Backfill	1,000	CYS	\$50.00	\$50,000.00
8	Saw Cut Asphalt Pavement	4,761	LFT	\$2.50	\$11,902.50
9	Exploratory Trenching/Utility Potholing	10	Each	\$500.00	\$5,000.00
10	Asphalt Pavement Removal	3,174	SYS	\$22.00	\$69,828.00
11	Asphalt Pavement Trench Repair	3,174	SYS	\$60.00	\$190,440.00
12	12" C-900 Water Main	4,761	LFT	\$100.00	\$476,100.00
13	12" HDPE DIPS DR-11, Directional Drill	300	LFT	\$150.00	\$45,000.00
14	12" Tee, DI	1	Each	\$1,900.00	\$1,900.00
15	12" 45 Deg Bend, DI	8	Each	\$1,250.00	\$10,000.00
16	Top Soil and Seeding	3,174	SYS	\$5.00	\$15,870.00
17	Hydrant Assembly Type I, 12"x6" Tee	10	Each	\$10,000.00	\$100,000.00
				SUBTOTAL	\$1,107,687.79

+20% Budget Design Contingency	\$	221,538
CONSTRUCTION TOTAL	\$	1,329,225
+20% Soft Costs	\$	265,845
TOTAL PROJECT OPINION OF COST	\$	1,595,070

Hunter Street Water Main - Old Lima to S.R. #3 (Project 12A)

Engineer's Opinion of Probable Cost - Conceptual Scope

SUMMARY

Date: 1/15/2026

Item #	Description	Quantity	Unit	Unit Cost	Total
1	Mobilization and Demobilization (Not to Exceed 5%)	1	LS	\$ 16,544.20	\$ 16,544.20
2	Maintenance and Protection of Traffic	1	LS	\$ 23,161.88	\$ 23,161.88
3	Construction Engineering (Not to Exceed 2%)	1	LS	\$ 6,617.68	\$ 6,617.68
4	Erosion and Sediment Control	1	LS	\$ 6,617.68	\$ 6,617.68
5	Project Record Documents	1	LS	\$ 1,000.00	\$ 1,000.00
6	Above Ground Video Survey	1	LS	\$ 840.00	\$ 840.00
7	Tree Removal	2	Ea	\$ 1,200.00	\$ 2,400.00
8	Roadsign Remove and Rest	2	Ea	\$ 525.00	\$ 1,050.00
9	Asphalt Pavement Saw-Cutting	995	Lft	\$ 2.63	\$ 2,611.88
10	12" C-900 DR18 Water Main	1428	Lft	\$ 105.00	\$ 149,940.00
11	6" C-900 DR18 Water Main	41	Lft	\$ 89.25	\$ 3,659.25
12	4" DI Water Main	46	Lft	\$ 105.00	\$ 4,830.00
13	12" x 12" Tee	2	Ea	\$ 1,995.00	\$ 3,990.00
14	12" x 6" Tee	2	Ea	\$ 1,559.25	\$ 3,118.50
15	12" x 10" Reducer	2	Ea	\$ 787.50	\$ 1,575.00
16	12" 45 Deg Bend, DI	2	Ea	\$ 1,575.00	\$ 3,150.00
17	12" 22 Deg Bend, DI	4	Ea	\$ 1,575.00	\$ 6,300.00
18	6" 45 Deg Bend, DI	3	Ea	\$ 682.50	\$ 2,047.50
19	4" 45 Deg Bend, DI	1	Ea	\$ 577.50	\$ 577.50
20	6" x 4" Reducer	2	Ea	\$ 525.00	\$ 1,050.00
21	12" Gate Valve with Valve Box	3	Ea	\$ 5,775.00	\$ 17,325.00
22	6" Gate Valve with Valve Box	2	Ea	\$ 2,987.25	\$ 5,974.50
23	Hydrant Assembly Type I, 12" x 6" Tee	2	Ea	\$ 10,500.00	\$ 21,000.00
24	1" Corp Stop and Curb Box, Service Connection	18	Ea	\$ 840.00	\$ 15,120.00
25	1" HDPE DR-9 Service Line, Long Side	306	Lft	\$ 26.25	\$ 8,032.50
26	1" HDPE DR-9 Service Line, Short Side	163	Lft	\$ 26.25	\$ 4,278.75
27	Service Line Transfer	18	Ea	\$ 813.75	\$ 14,647.50
28	Close Existing 4" Valve and Remove Valve Box	2	Ea	\$ 262.50	\$ 525.00
29	Cap Existing 4" Abandoned Main	2	Ea	\$ 840.00	\$ 1,680.00
30	Special Backfill	399	Cys	\$ 60.90	\$ 24,299.10
31	Asphalt Pavement Replacement, Base 19 mm Type B	75	Tons	\$ 126.00	\$ 9,450.00
32	Asphalt Pavement Replacement, Surface 9.5 mm type B	38	Tons	\$ 136.50	\$ 5,187.00
33	Asphalt Driveway Replacement	48	SY	\$ 47.25	\$ 2,268.00
34	Concrete Driveway Replacement	46	SY	\$ 189.00	\$ 8,694.00
35	Concrete Sidewalk Replacement	17	SY	\$ 147.00	\$ 2,499.00
36	Concrete Curb & Gutter Replacement	31	Lft	\$ 84.00	\$ 2,604.00
37	Site Restoration & Seeding	0	SY	\$ 5.25	\$
				Subtotal	\$ 384,688
				Budget Contingency, 25%	\$ 96,166
				Subtotal	\$ 480,832
				Soft Costs, 15%	\$ 72,125
				Total	\$ 552,956.5

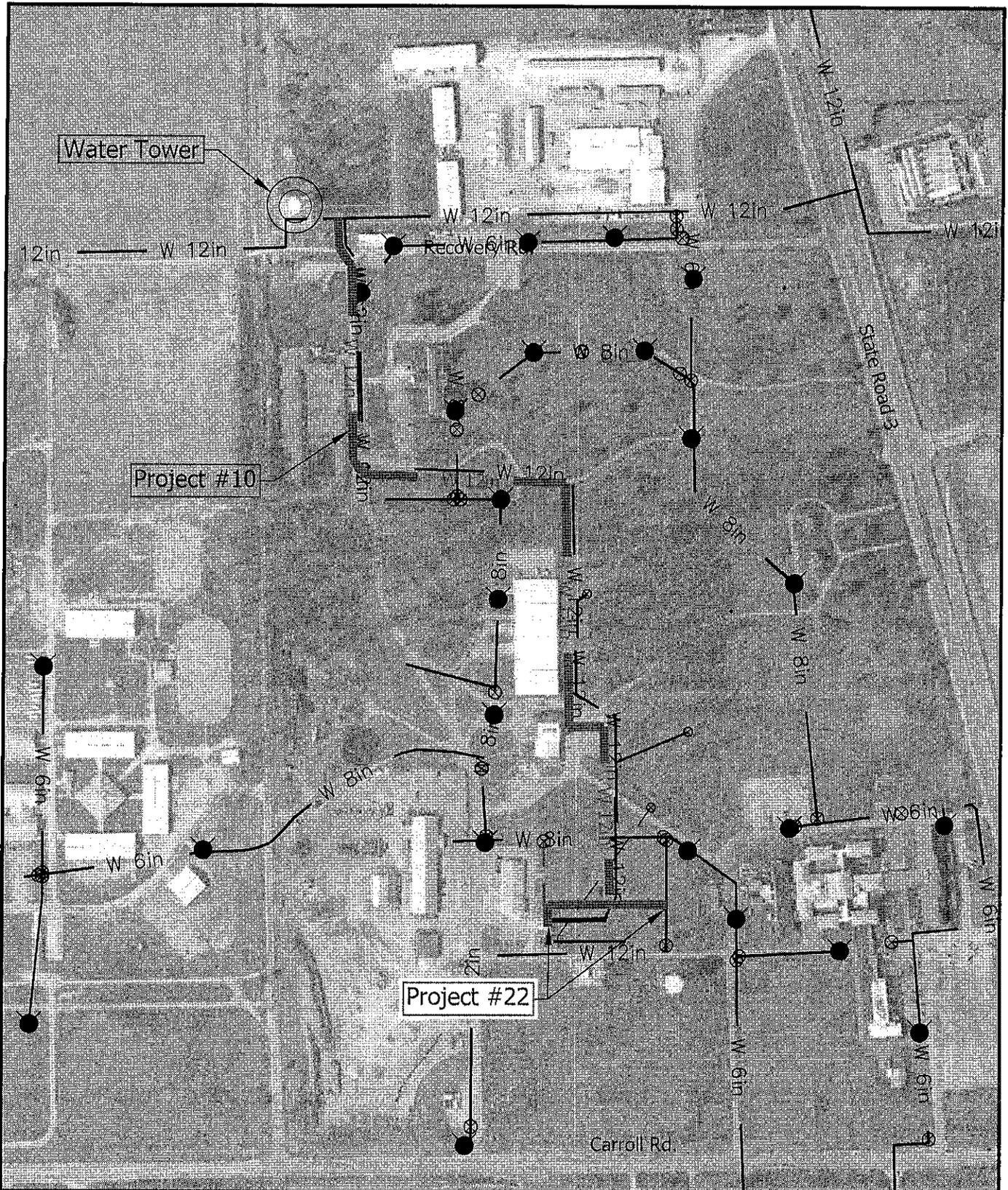
Hunter Street Water Main - S.R. #3 to Classic Heights West (Project 12B)

Engineer's Opinion of Probable Cost - Conceptual Scope

SUMMARY

Date: 1/16/2026

Item #	Description	Quantity	Unit	Unit Cost	Total
1	Mobilization and Demobilization (Not to Exceed 5%)	1	LS	\$ 12,873.60	\$ 12,873.60
2	Maintenance and Protection of Traffic	1	LS	\$ 5,149.44	\$ 5,149.44
3	Construction Engineering (Not to Exceed 2%)	1	LS	\$ 5,149.44	\$ 5,149.44
4	Erosion and Sediment Control	1	LS	\$ 5,149.44	\$ 5,149.44
5	Project Record Documents	1	LS	\$ 1,000.00	\$ 1,000.00
6	Above Ground Video Survey	1	LS	\$ 840.00	\$ 840.00
7	Silt Fencing	500	Lft	\$ 4.20	\$ 2,100.00
8	Jack and Bore, 18" Casing & 12" C900 DR 18 Carrier	214	Lft	\$ 735.00	\$ 157,290.00
9	12" C900 DR18 Water Main	556	Lft	\$ 105.00	\$ 58,380.00
10	12" Gate Valve with Valve Box	2	Ea	\$ 5,775.00	\$ 11,550.00
11	12" x 12" Tee, DI	1	Ea	\$ 787.50	\$ 787.50
12	12" 45 Deg Bend, DI	5	Ea	\$ 787.50	\$ 3,937.50
13	12" Restrained plug and Blowoff	1	Ea	\$ 1,575.00	\$ 1,575.00
14	Special Backfill	148	Cys	\$ 60.90	\$ 9,013.20
15	County Drain Reventmentment	55	Tons	\$ 68.25	\$ 3,753.75
16	Site Restoration & Seeding	770	SY	\$ 10.50	\$ 8,085.00
Subtotal					\$ 286,684
Budget Contingency, 25%					\$ 71,658
Subtotal					\$ 358,292
Soft Costs, 15%					\$ 53,744
Total					\$ 412,036.2



ENGINEERING

RESOURCES, INC.

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PLOT DATE

2/14/2025

PLOT SCALE

1:400

Project #10 & Project #22

TOWN OF HUNTERTOWN
WATER MASTER PLAN

Byron Water Main - Water Treatment Plant to Fort Recovery Main
Project #10
2/20/2025

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
1	Mobilization / Demobilization	1	LS	\$21,467.95	\$21,467.95
2	Layout and Staking	1	LS	\$12,880.77	\$12,880.77
3	Record Documents	1	LS	\$4,293.59	\$4,293.59
4	Work Allowance	1	LS	\$25,000.00	\$25,000.00
4	Inlet Protection	4	EA	\$120.00	\$480.00
5	Silt Fencing	3,000	LF	\$4.00	\$12,000.00
6	Tree Clearing	1	LS	\$7,500.00	\$7,500.00
7	12" C-900 Water Main	2,630	LF	\$100.00	\$263,000.00
8	12" Tee, DI	2	EA	\$1,900.00	\$3,800.00
9	12" Cutting-In-Sleeve	2	EA	\$2,800.00	\$5,600.00
10	12" Gate Valve & Valve Box	5	EA	\$4,000.00	\$20,000.00
11	12" 45 Deg Bend, DI	20	EA	\$1,250.00	\$25,000.00
12	Hydrant Assembly Type I, 12"x6" Tee	3	EA	\$10,000.00	\$30,000.00
13	Saw Cut Asphalt Pavement	350	LF	\$2.50	\$875.00
14	Special Backfill	105	CY	\$50.00	\$5,250.00
15	Asphalt Pavement Removal	107	SY	\$22.00	\$2,354.00
16	Asphalt Pavement Trench Repair	107	SY	\$60.00	\$6,420.00
17	Topsoil Seeding And Mulch	4,416	SY	\$5.00	\$22,080.00
SUBTOTAL					\$468,001.31

+20% Budget Design Contingency	\$	93,600
CONSTRUCTION TOTAL	\$	561,602
+20% Soft Costs	\$	112,320
TOTAL PROJECT OPINION OF COST	\$	673,922

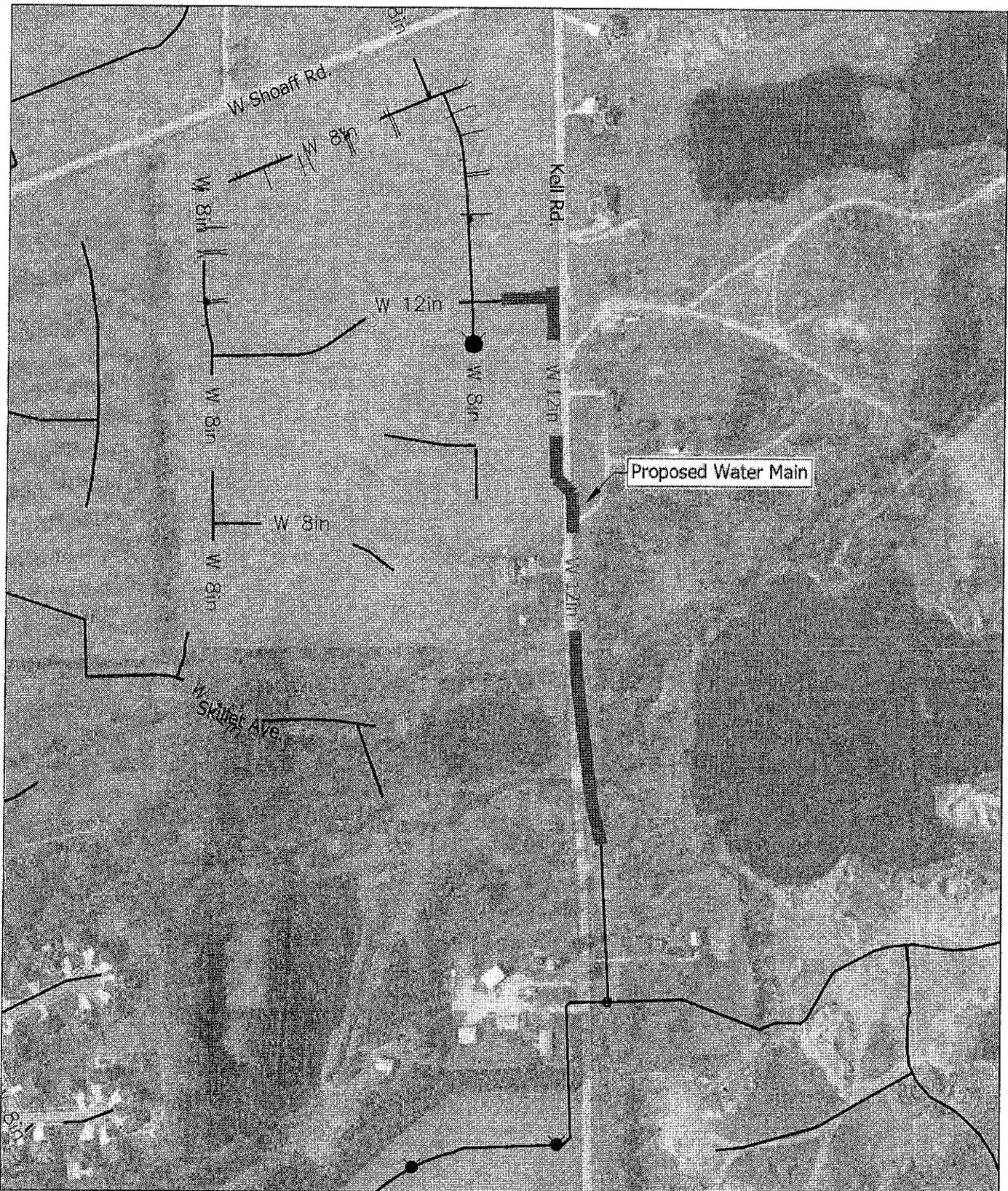
Byron Water Main - Water Treatment Plant Main Extension

Project #22

2/20/2025

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
1	Mobilization / Demobilization	1	LS	\$3,269.00	\$3,269.00
2	Layout and Staking	1	LS	\$1,961.40	\$1,961.40
3	Record Documents	1	LS	\$653.80	\$653.80
4	Maintenance and Protection of Traffic	1	LS	\$653.80	\$653.80
5	Work Allowance	1	LS	\$10,000.00	\$10,000.00
6	Silt Fence	495	LFT	\$4.00	\$1,980.00
7	Exploratory Trenching/Utility Potholing	5	Each	\$500.00	\$2,500.00
8	12" C-900 Water Main	450	LFT	\$100.00	\$45,000.00
9	12" Tee, DI	1	Each	\$1,900.00	\$1,900.00
10	12" 45 Deg Bend, DI	2	Each	\$1,250.00	\$2,500.00
11	Top Soil and Seeding	300	SYS	\$5.00	\$1,500.00
				<i>SUBTOTAL</i>	\$71,918.00

+20% Budget Design Contingency	\$	14,384
CONSTRUCTION TOTAL	\$	86,302
+20% Soft Costs	\$	17,260
TOTAL PROJECT OPINION OF COST	\$	103,562



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PLOT DATE

2/2/2026

PLOT SCALE

1:400

Project #11

**TOWN OF HUNTERTOWN
WATER MASTER PLAN**

Kell Road Water Main - The Quarry III to Marcella II (Project 11)

Engineer's Opinion of Probable Cost - Conceptual Scope

SUMMARY

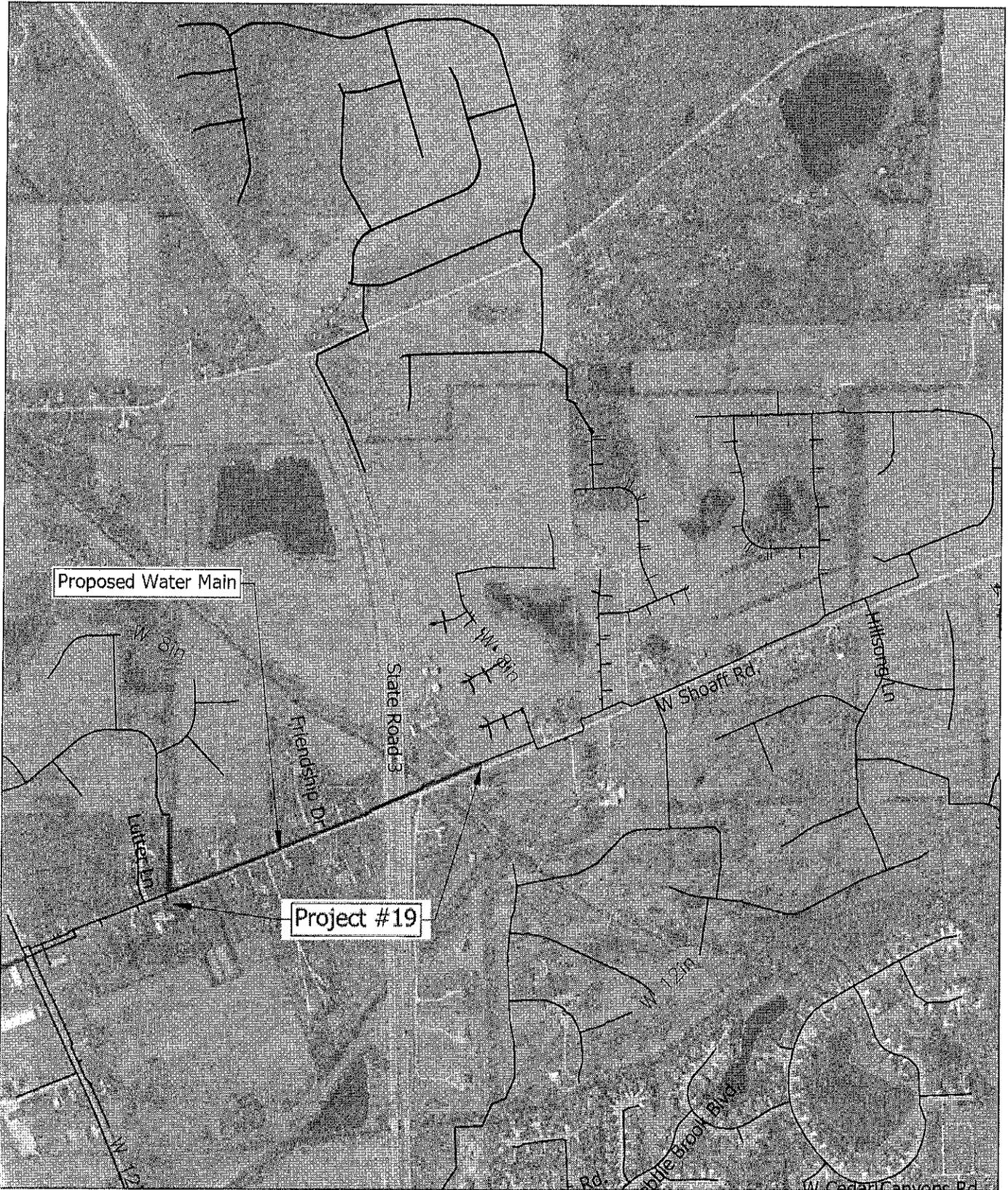
Date: 1/16/2026

Item #	Description	Quantity	Unit	Unit Cost	Total
1	Mobilization and Demobilization (Not to Exceed 5%)	1	LS	\$ 17,097.85	\$ 17,097.85
2	Maintenance and Protection of Traffic	1	LS	\$ 6,839.14	\$ 6,839.14
3	Construction Engineering (Not to Exceed 2%)	1	LS	\$ 6,839.14	\$ 6,839.14
4	Erosion and Sediment Control	1	LS	\$ 6,839.14	\$ 6,839.14
5	Project Record Documents	1	LS	\$ 1,000.00	\$ 1,000.00
6	Above Ground Video Survey	1	LS	\$ 840.00	\$ 840.00
7	Directional Drill 12" HDPE DR11	1443	Lft	\$ 157.50	\$ 227,272.50
8	Asphalt Pavement Saw-Cutting	82	Lft	\$ 2.63	\$ 215.26
9	12" C-900 DR18 Water Main	745	Lft	\$ 105.00	\$ 78,225.00
10	8" C-900 DR18 Water Main	31	Lft	\$ 89.25	\$ 2,766.75
11	12" x 12" Tee	1	Ea	\$ 1,995.00	\$ 1,995.00
12	12" x 8" Reducer	1	Ea	\$ 787.50	\$ 787.50
13	12" 45 Deg Bend, DI	2	Ea	\$ 1,575.00	\$ 3,150.00
14	12" Gate Valve with Valve Box	1	Ea	\$ 5,775.00	\$ 5,775.00
15	8" Restrained Cap with Blowoff	1	Ea	\$ 892.50	\$ 892.50
16	1" Corp Stop and Curb Box, Service Connection	4	Ea	\$ 840.00	\$ 3,360.00
17	1" HDPE DR-9 Service Line	204	Lft	\$ 26.25	\$ 5,355.00
18	Special Backfill	32	Cys	\$ 60.90	\$ 1,948.80
19	Asphalt Pavement Replacement, Base 19 mm Type B	5	Tons	\$ 315.00	\$ 1,575.00
20	Asphalt Pavement Replacement, Surface 9.5 mm type B	3	Tons	\$ 315.00	\$ 945.00
21	Site Restoration & Seeding	1275	SY	\$ 5.25	\$ 6,693.75
				Subtotal	\$ 380,412
				Budget Contingency, 25%	\$ 95,103
				Subtotal	\$ 475,515
				Soft Costs, 15%	\$ 71,327
				Total	\$ 546,842.7

New Water Treatment Facility, Phase I
Project #15
4/1/2025

TOTAL PROJECT BUDGET WITH SOFT COSTS \$ 750,000

*Budget Cost for New Water Treatment Facility: to provide an additional 3.5 Million Gallons per Day of treatment capacity



Proposed Water Main

Project #19



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PLOT DATE	2/2/2026
PLOT SCALE	1:900

Project #19
**TOWN OF HUNTERTOWN
 WATER MASTER PLAN**

Shooff Road Water Main (West) - Brownstone to S.R. #3

Engineer's Opinion of Probable Cost - Conceptual Scope

SUMMARY

Date: 1/15/2026

Item #	Description	Quantity	Unit	Unit Cost	Total
1	Mobilization and Demobilization (Not to Exceed 5%)	1	LS	\$ 21,338.53	\$ 21,338.53
2	Maintenance and Protection of Traffic	1	LS	\$ 29,873.94	\$ 29,873.94
3	Construction Engineering (Not to Exceed 2%)	1	LS	\$ 8,535.41	\$ 8,535.41
4	Erosion and Sediment Control	1	LS	\$ 8,535.41	\$ 8,535.41
5	Project Record Documents	1	LS	\$ 1,000.00	\$ 1,000.00
6	Above Ground Video Survey	1	LS	\$ 840.00	\$ 840.00
7	Silt Fencing	306	Lft	\$ 4.00	\$ 1,224.00
8	Directional Drill 12" HDPE DR11, (Litter Easement)	490	Lft	\$ 157.50	\$ 77,175.00
9	Roadsign Remove and Rest	2	Ea	\$ 525.00	\$ 1,050.00
10	Asphalt Pavement Saw-Cutting	1530	Lft	\$ 2.63	\$ 4,016.25
11	12" C-900 DR18 Water Main	1479	Lft	\$ 105.00	\$ 155,295.00
12	8" C-900 DR18 Water Main	41	Lft	\$ 89.25	\$ 3,659.25
13	12" x 12" Tee	1	Ea	\$ 1,995.00	\$ 1,995.00
14	12" x 8" Tee	1	Ea	\$ 1,559.25	\$ 1,559.25
15	12" x 8" Reducer	1	Ea	\$ 787.50	\$ 787.50
16	12" 45 Deg Bend, DI	2	Ea	\$ 1,575.00	\$ 3,150.00
17	12" 22 Deg Bend, DI	2	Ea	\$ 1,575.00	\$ 3,150.00
18	12" Gate Valve with Valve Box	4	Ea	\$ 5,775.00	\$ 23,100.00
19	8" Gate Valve with Valve Box	1	Ea	\$ 2,987.25	\$ 2,987.25
20	8" Restrained Cap with Blowoff	1	Ea	\$ 892.50	\$ 892.50
21	Hydrant Assembly Type I, 12" x 6" Tee	3	Ea	\$ 10,500.00	\$ 31,500.00
22	2" Corp Stop and Curb Box, Private Main Extension	1	Ea	\$ 1,470.00	\$ 1,470.00
23	1-1/2" Corp Stop and Curb Box, Service Connection	1	Ea	\$ 1,102.50	\$ 1,102.50
24	1" Corp Stop and Curb Box, Service Connection	12	Ea	\$ 840.00	\$ 10,080.00
25	2" HDPE Service, Private Main	51	Lft	\$ 42.00	\$ 2,142.00
26	1-1/2" HDPE Service Line	51	Lft	\$ 31.50	\$ 1,606.50
27	1" HDPE DR-9 Service Line, Long Side	153	Lft	\$ 26.25	\$ 4,016.25
28	1" HDPE DR-9 Service Line, Short Side	163	Lft	\$ 26.25	\$ 4,278.75
29	Special Backfill	680	Cys	\$ 60.90	\$ 41,412.00
30	Asphalt Pavement Replacement, Base 19 mm Type B	231	Tons	\$ 126.00	\$ 29,106.00
31	Asphalt Pavement Replacement, Surface 9.5 mm type B	69	Tons	\$ 136.50	\$ 9,418.50
32	Site Restoration & Seeding	1828	SY	\$ 5.25	\$ 9,597.00
				Subtotal	\$ 495,894
				Budget Contingency, 25%	\$ 123,973
				Subtotal	\$ 619,867
				Soft Costs, 15%	\$ 92,980
				Total	\$ 712,847.3

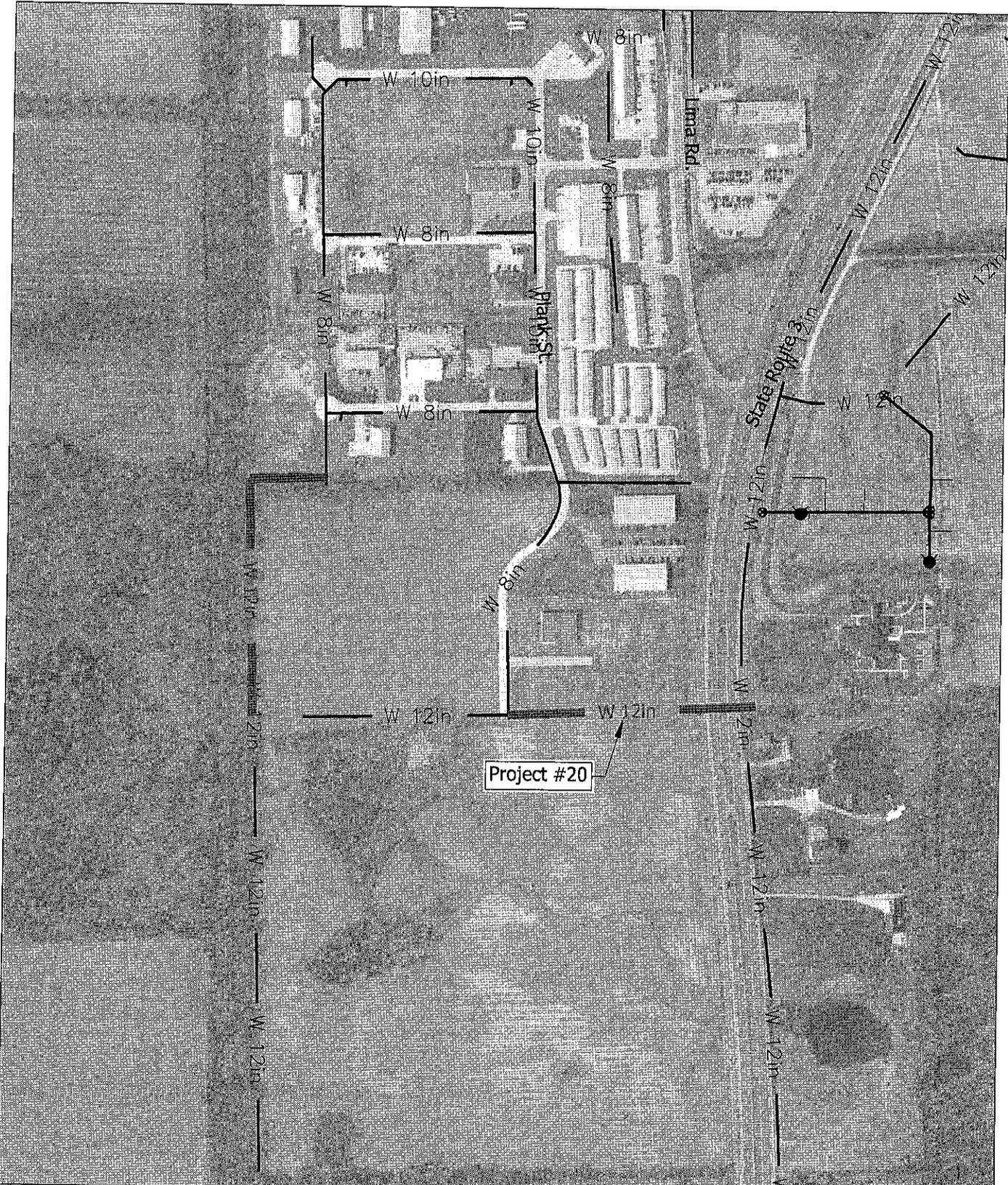
Snoaff Road Water Main (East) - S.R. #3 Creekside

Engineer's Opinion of Probable Cost - Conceptual Scope

SUMMARY

Date: 1/15/2026

Item #	Description	Quantity	Unit	Unit Cost	Total
1	Mobilization and Demobilization (Not to Exceed 5%)	1	LS	\$ 20,140.48	\$ 20,140.48
2	Maintenance and Protection of Traffic	1	LS	\$ 28,196.67	\$ 28,196.67
3	Construction Engineering (Not to Exceed 2%)	1	LS	\$ 8,056.19	\$ 8,056.19
4	Erosion and Sediment Control	1	LS	\$ 8,056.19	\$ 8,056.19
5	Project Record Documents	1	LS	\$ 1,000.00	\$ 1,000.00
6	Above Ground Video Survey	1	LS	\$ 840.00	\$ 840.00
7	R/W Purchase from Dombkowski	0.04	Acres	\$ 40,000.00	\$ 1,600.00
8	Silt Fencing	102	Lft	\$ 4.20	\$ 428.40
9	Directional Drill 12" HDPE DR11	490	Lft	\$ 157.50	\$ 77,175.00
10	Jack and Bore, 18" Casing & 12" C900 DR 18 Carrier	296	Lft	\$ 735.00	\$ 217,560.00
11	Directional Drill 12" HDPE DR11	485	Lft	\$ 157.50	\$ 76,387.50
12	12" Gate Valve with Valve Box	1	Ea	\$ 5,775.00	\$ 5,775.00
13	12" 45 Deg Bend, DI	2	Ea	\$ 787.50	\$ 1,575.00
14	Hydrant Assembly Type I, 12" x 6" Tee	1	Ea	\$ 10,500.00	\$ 10,500.00
15	1" Corp Stop and Curb Box, Service Connection	2	Ea	\$ 840.00	\$ 1,680.00
16	1" HDPE DR-9 Service Line, Long Side	102	Lft	\$ 26.25	\$ 2,677.50
17	1" HDPE DR-9 Service Line, Short Side	20	Lft	\$ 26.25	\$ 525.00
18	Special Backfill	68	Cys	\$ 60.90	\$ 4,141.20
19	Site Restoration & Seeding	170	SY	\$ 10.50	\$ 1,785.00
Subtotal					\$ 468,099
Budget Contingency, 25%					\$ 117,025
Subtotal					\$ 585,124
Soft Costs, 15%					\$ 87,769
Total					\$ 672,892.5



ENGINEERING
RESOURCES, INC.
 4175 New Vision Drive, Fort Wayne, IN 46845
 Ph: (260) 490-1025 Fax: (260) 490-1026
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PLOT DATE	2/2/2026
PLOT SCALE	1:400

Project #20
TOWN OF HUNTERTOWN
WATER MASTER PLAN

Plank Street Water Main - SR3 Crossing: Copper Creek to Lima Plank Industrial Park
Project #20
2/2/2026

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
1	Mobilization / Demobilization	1	LS	\$12,621.50	\$12,621.50
2	Layout and Staking	1	LS	\$7,572.90	\$7,572.90
3	Record Documents	1	LS	\$2,524.30	\$2,524.30
4	Work Allowance	1	LS	\$10,000.00	\$10,000.00
5	Silt Fence	500	LF	\$4.00	\$2,000.00
6	Inlet Protection	6	EA	\$375.00	\$2,250.00
7	12" C-900 Water Main	470	LF	\$100.00	\$47,000.00
8	Jack and Bore, 18" Casing & 12" Carrier	230	LF	\$700.00	\$161,000.00
9	12" Tee, DI	2	EA	\$1,900.00	\$3,800.00
10	12" Gate Valve & Valve Box	2	EA	\$4,000.00	\$8,000.00
11	12" Cutting-In-Sleeve	2	EA	\$2,800.00	\$5,600.00
12	12" 45 Deg Bend, DI	4	EA	\$1,250.00	\$5,000.00
13	Top Soil and Seeding	1,556	SY	\$5.00	\$7,780.00
<i>SUBTOTAL</i>					\$275,148.70

+20% Budget Design Contingency	\$	55,030
CONSTRUCTION TOTAL	\$	330,178
+20% Soft Costs	\$	66,036
TOTAL PROJECT OPINION OF COST	\$	396,214



Huntertown Wastewater Capital Plan - 2026

February 2, 2026



ENGINEERING
RESOURCES, INC.

4175 New Vision Drive
Fort Wayne, IN 46845

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Project #102 & #109

Client Name: **Town of Huntertown**

Lift Station Name: **Station #11, Prvs of Carroll Crk**

Lift Station Location: **Fairweather Drive**

Pump Designation:

Simplex

Duplex

Triplex

Pump Manufacturer: **F.E. Myers**

Year of Install: **2002**

Pump Model #: **4V50N4-23**

Pump Horsepower: **5**

Pump Speed: **1,750**

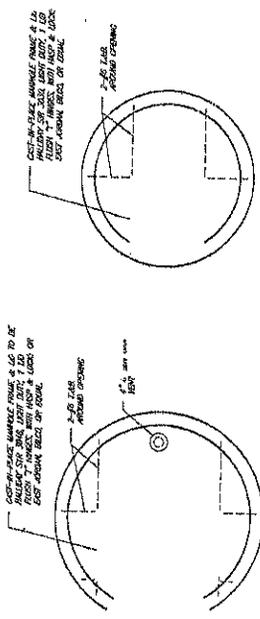
Type of Lift Station:

Dry Pit Submersible

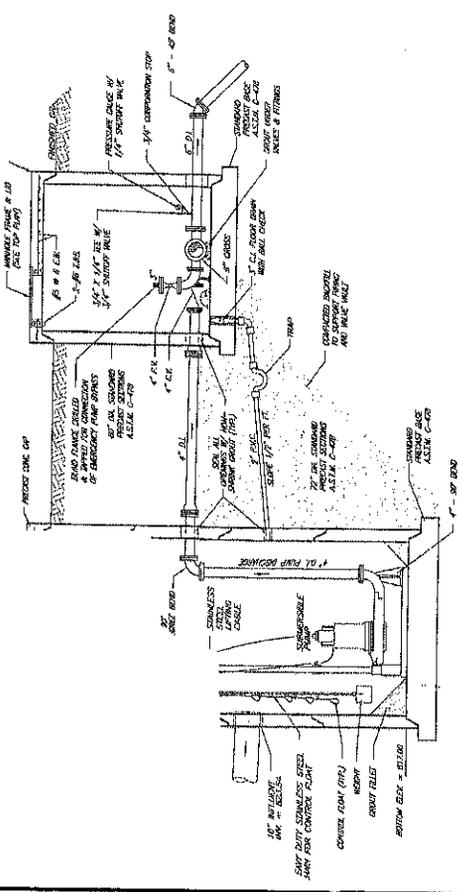
Submersible

Verticle Dry

Other



NOTE: SEE EXISTING DIMENSIONS & RECORD DRAWINGS FOR EXACT DIMENSIONS.



ENGINEERING
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4175 N. State Road, Fort Wayne, IN 46845
Ph: (317) 484-1200 Fax: (317) 484-1066
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LIFT STATION SHEET AND EXHIBIT

INFORMATION SHEET AND EXHIBIT

PLOT DATE: **3/10/2025**

PLOT SCALE: **NONE**

TOWN OF HUNTERTOWN
WASTEWATER MASTER PLAN

Project #104

Client Name: **Town of Huntertown**

Lift Station Name: **Station #9, Lima Plank**

Lift Station Location: **Centralyard Court, Cul-de-sac**

Type of Lift Station:

Dry Pit Submersible	<input type="checkbox"/>
Submersible	<input checked="" type="checkbox"/>
Verticle Dry	<input type="checkbox"/>
Other	<input type="checkbox"/>

Pump Designation:

Simplex	<input type="checkbox"/>
Duplex	<input checked="" type="checkbox"/>
Triplex	<input type="checkbox"/>

Pump Manufacturer: **F.E. Myers**

Year of Install: **1999**

Pump Model #: **4RH150M2-23**

Pump Horsepower: **15**

Pump Speed: **3,450**



ENGINEERING
RESOURCES, INC.
 4275 New Vision Drive, Fort Wayne, IN 46845
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**LIFT STATION
 INFORMATION SHEET AND EXHIBIT**

PLOT DATE: **3/10/2025**
 PLOT SCALE: **NONE**

**TOWN OF HUNTERTOWN
 WASTEWATER MASTER PLAN**

Project #110

Client Name
Town of Huntertown

Lift Station Name
Station #2, Woods Road

Lift Station Location
Woods and Old Lima Road

Type of Lift Station

Dry Pit Submersible	<input checked="" type="checkbox"/>
Submersible	<input checked="" type="checkbox"/>
Verticle Dry	<input type="checkbox"/>
Other	<input type="checkbox"/>

Pump Designation

Simplex	<input type="checkbox"/>
Duplex	<input checked="" type="checkbox"/>
Triplex	<input type="checkbox"/>

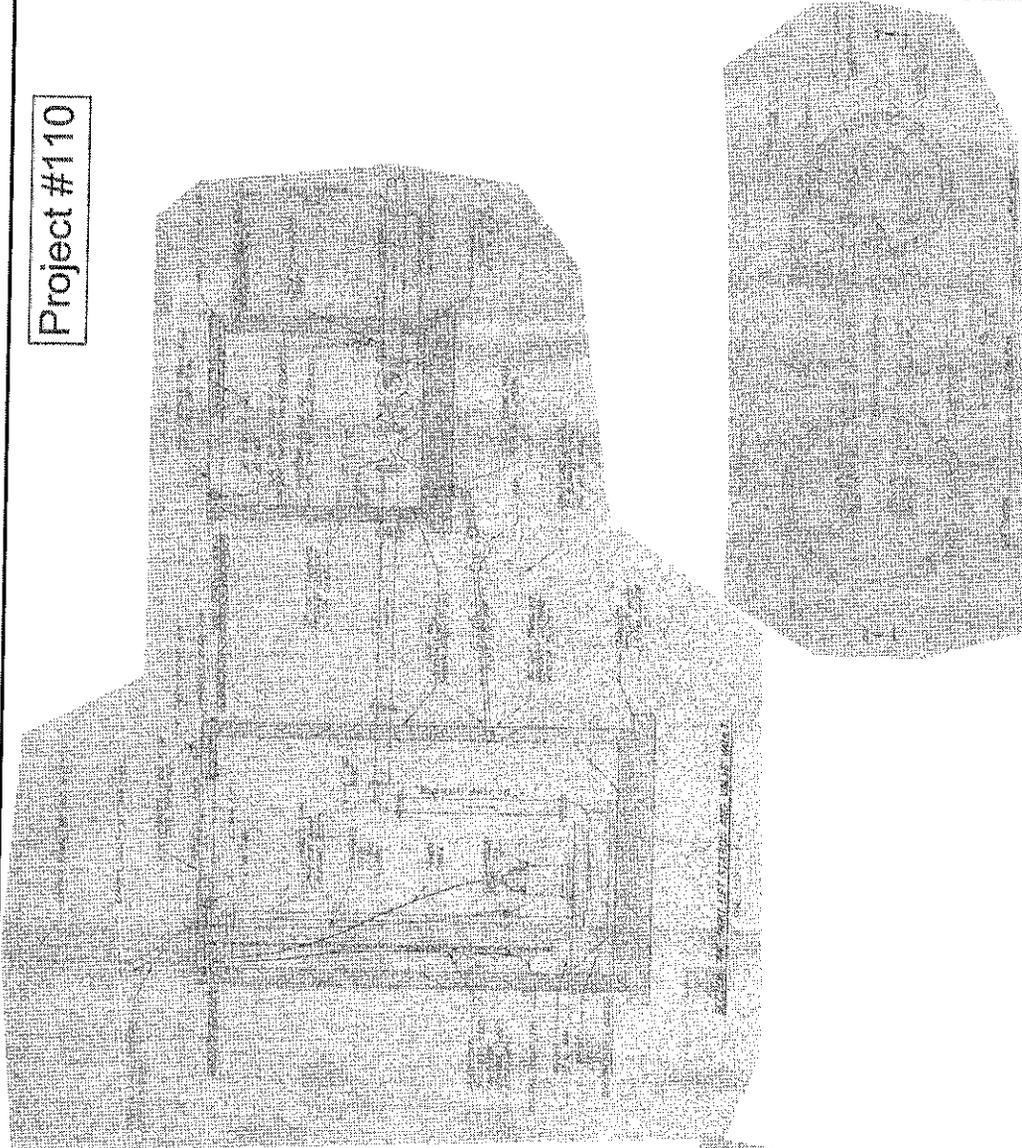
Pump Manufacturer
F. E. Myers

Year of Install
2000

Pump Model #
4VC250MG-23

Pump Horsepower
25

Pump Speed
1,750



PLOT DATE 3/10/2025
PLOT SCALE NONE

TOWN OF HUNTERTOWN
WASTEWATER MASTER PLAN

LIFT STATION
INFORMATION SHEET AND EXHIBIT

**ENGINEERING
RESOURCES, INC.**
4175 Nelson Drive, Fort Wayne, IN 46845
PH: (317) 496-1076
www.eri.com/consulting

Project #111 & #112

Client Name:
 Lift Station Name:
 Lift Station Location:

Type of Lift Station

Dry Pit-Submersible	<input type="checkbox"/>
Submersible	<input checked="" type="checkbox"/>
Verticle-Dry	<input type="checkbox"/>
Other	<input type="checkbox"/>

Pump Designation

Simplex	<input type="checkbox"/>
Duplex	<input checked="" type="checkbox"/>
Triplex	<input type="checkbox"/>

Pump Manufacturer:
 Year of Install:
 Pump Model #:
 Pump Horsepower:
 Pump Speed:

RESEARCH ENGINEERING INC.
 4175 New Vision Drive, Fort Wayne, IN 46845
 Ph: (260) 490-1025 Fax: (260) 490-1026
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**LIFT STATION
 INFORMATION SHEET AND EXHIBIT**

PLOT DATE:
 PLOT SCALE:

**TOWN OF HUNTERTOWN
 WASTEWATER MASTER PLAN**

Project #114

Client Name: **Town of Huntertown**
 Lift Station Name: **Station #15, Towne Square**
 Lift Station Location: **Clematis Drive, J&M Easement**

Pump Designation: **Extreme Duty Impeller**

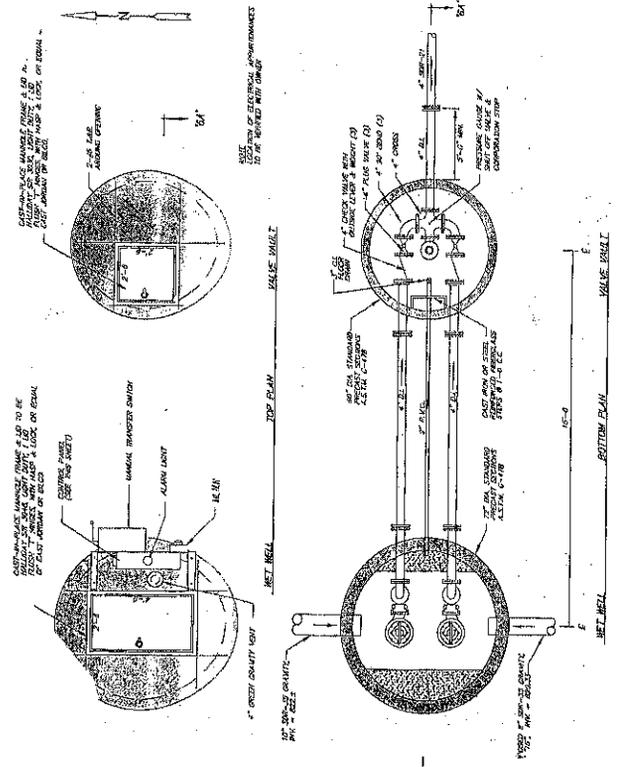
Pump Model #: **SFEV4A**
 Pump Horsepower: **7.5**
 Pump Speed: **1,750**

Simplex
 Duplex
 Triplex

Pump Manufacturer: **Gorman-Rupp**

Year of Install: **2015**

Type of Lift Station:
 Dry Pit Submersible
 Submersible
 Verticle Dry
 Other

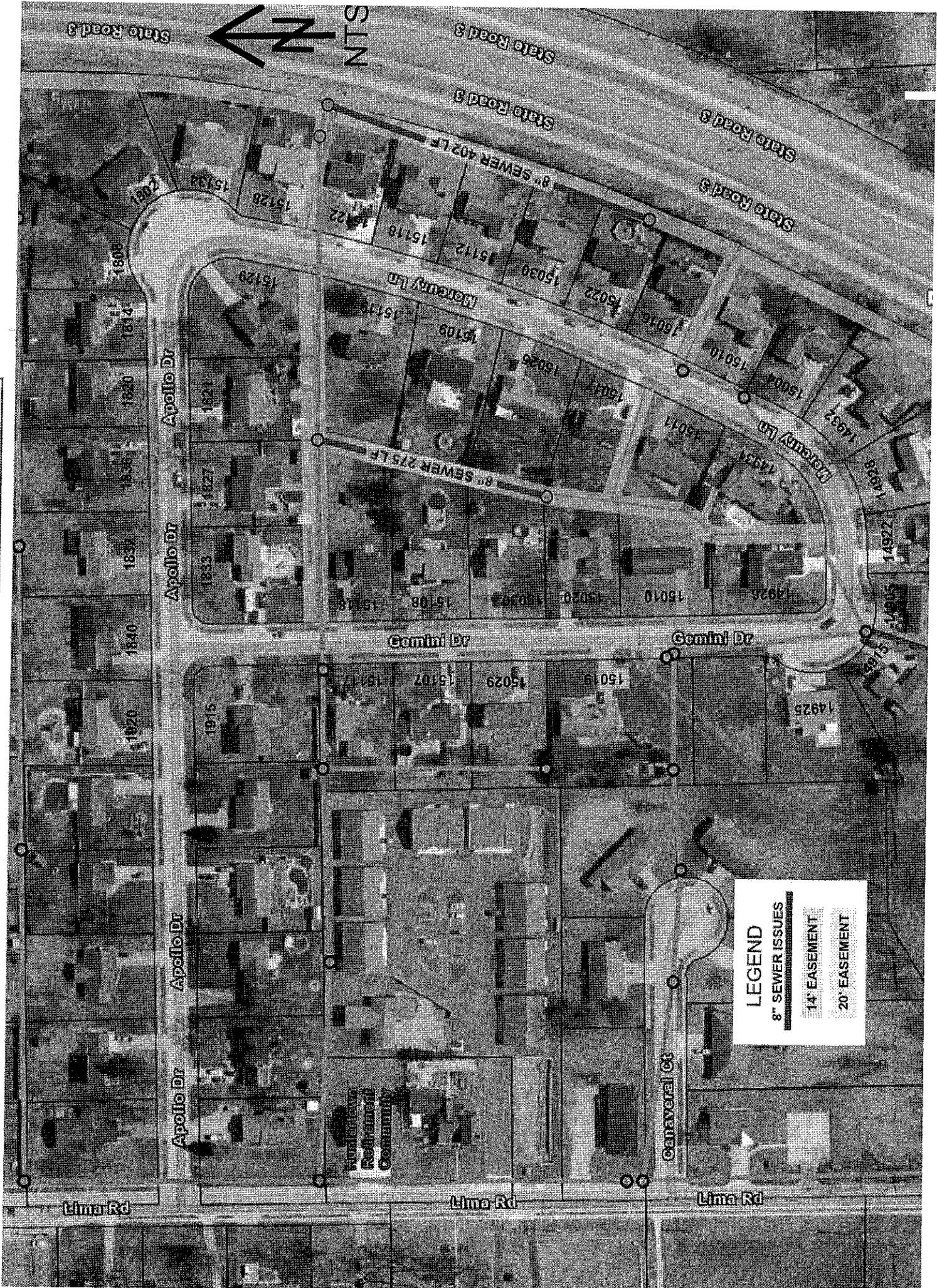


LIFT STATION INFORMATION SHEET AND EXHIBIT

PLOT DATE: **3/10/2025**
 PLOT SCALE: **NONE**

**TOWN OF HUNTERTOWN
 WASTEWATER MASTER PLAN**

**ENGINEERING
 RESOURCES, INC.**
 4175 New Union Drive, Fort Mill, SC 29504
 Ph: (252) 590-1025 Fax: (252) 465-1100
 www.enr.consulting



**Huntertown Civil Town, Allen County, Indiana
Cash & Investments Combined Statement - 2025**

	Local Fund Number	Local Fund Name	Beg Cash & Inv Bal Jan. 1, 2025	Receipts	Disbursements	End Cash & Inv Bal Dec. 31, 2025	
Governmental Activities	1101	GENERAL	\$1,584,606.59	\$1,071,797.03	\$498,018.18	\$2,158,285.44	
	2201	MOTOR VEHICLE HIGHWAY	\$1,241,374.16	\$411,171.06	\$510,824.85	\$1,141,720.37	
	2202	LOCAL ROAD & STREET	\$771,956.58	\$253,918.37	\$175,781.99	\$850,092.96	
	2203	MVH RESTRICTED	\$447,099.05	\$196,636.66	\$218,285.00	\$425,450.71	
	2209	CEDIT	\$5,364,612.78	\$2,118,806.93	\$418,021.01	\$7,065,398.70	
	2235	RIVERBOAT FUND	\$203,052.32	\$52,349.91	\$26,629.92	\$228,772.31	
	2236	RAINY DAY FUND	\$111,484.11	\$0.00	\$0.00	\$111,484.11	
	2240	LOIT Public Safety	\$96,947.54	\$44,695.00	\$548.84	\$141,093.70	
	2256	OPIOID SETTLEMENT UNRESTRICTED	\$17,603.07	\$3,895.83	\$0.00	\$21,498.90	
	2257	OPIOID SETTLEMENT RESTRICTED	\$44,056.38	\$9,094.95	\$0.00	\$53,151.33	
	2401	LOCAL ROAD AND BRIDGE MATCHING GRANT	\$15,354.80	\$1,634,613.28	\$912,275.96	\$737,692.12	
	2403	ARP CORONAVIRUS LOCAL FISCAL RECOVERY	\$611,395.72	\$0.00	\$611,395.72	\$0.00	
	2404	ARPA ALLEN COUNTY GRANT FUND	\$1,732,298.00	\$0.00	\$1,722,739.24	\$9,558.76	
	2405	CARROLL ROAD ROUNABOUT GRANT	-\$20,124.58	\$169,361.05	\$150,676.47	-\$1,440.00	
	2406	CARROLL ROAD GRANT FUND	-\$74,197.80	\$128,005.12	\$54,724.45	-\$917.13	
	2500	PETTY CASH & CHANGE	\$100.00	\$0.00	\$0.00	\$100.00	
	2502	HOMETOWN HERO BANNER FUND	\$1,725.42	\$2,200.00	\$3,509.89	\$415.53	
	2504	HATHAWAY ROAD SIDEWALK AND ROADWAY IMPROVEMENT	\$37,479.45	\$0.00	\$0.00	\$37,479.45	
	2505	LIMA ROAD SIDEWALK IMPROVEMENT	\$40,599.00	\$0.00	\$32,599.00	\$8,000.00	
	2506	KELL ROAD BRIDGE IMPROVEMENT FUND	\$39,026.31	\$103,409.58	\$103,500.97	\$38,934.92	
	2508	CARROLL ROAD SIDEWALK/TRAIL IMPROVEMENT	\$10,500.00	\$0.00	\$0.00	\$10,500.00	
	2509	STATE ROAD 3 SIDEWALK FUND	\$0.00	\$32,599.00	\$0.00	\$32,599.00	
	3318	LEASE RENTAL FUND	\$57,107.42	\$108,265.26	\$111,578.75	\$53,793.93	
	4401	CUMULATIVE CAPITAL IMP.	\$94,711.62	\$13,587.23	\$14,461.00	\$93,837.85	
	4402	CUMULATIVE CAPITAL DEVELP	\$763,913.90	\$569,817.12	\$68,012.08	\$1,265,718.94	
	4445	RDC - HUNTERTOWN TIF	\$207,631.96	\$225,443.21	\$24,068.05	\$409,007.12	
	4446	RDC - COPPER CREEK TIF	\$0.00	\$29,220.47	\$0.00	\$29,220.47	
	8901	PAYROLL	\$8,586.93	\$1,232,003.97	\$1,231,522.14	\$9,070.76	
	TRASH	6601	SANITATION	\$527,566.03	\$1,115,313.47	\$1,063,461.02	\$579,418.48
	WASTEWATER	4503	SRF - B&I	\$1,126,816.06	\$1,393,257.71	\$1,067,522.90	\$1,432,550.87
		4504	SRF - DSR	\$1,595,894.71	\$514,706.20	\$0.00	\$2,110,600.91
		6201	SEWER OPERATING	\$6,503,938.05	\$5,667,227.55	\$4,608,527.09	\$7,562,638.51
		6202	SEWER BOND & INTEREST	\$53.79	\$410,698.00	\$410,739.67	\$12.12
6203		SEWER DEPRECIATION	\$242,351.14	\$0.00	\$0.00	\$242,351.14	
6204		Sewage Utility Construction (in progress)	\$0.00	\$13,135,798.14	\$2,827,403.20	\$10,308,394.94	

	Local Fund Number	Local Fund Name	Beg Cash & Inv Bal Jan. 1, 2025	Receipts	Disbursements	End Cash & Inv Bal Dec. 31, 2025
WASTEWATER	6206	SEWER-AREA CONNECTION FEE	\$4,858,830.66	\$1,186,706.45	\$330,123.90	\$5,715,413.21
WATER	4502	WATER SRF - DSR FD	\$527,914.70	\$1,970.03	\$529,884.73	\$0.00
	4506	BNY - 2025 WATER DSRF	\$0.00	\$760,759.00	\$0.00	\$760,759.00
	4507	BNY - WATER 2025 ESC 2013 BDS	\$0.00	\$1,676,659.80	\$1,676,659.80	\$0.00
	4508	BNY - WATER GO 2025 PAA	\$0.00	\$732,715.63	\$188,278.13	\$544,437.50
	6101	WATER OPERATING	\$3,245,161.73	\$3,706,878.11	\$2,510,531.20	\$4,441,308.64
	6102	WATER BOND & INTEREST	\$717.94	\$732,747.69	\$732,715.63	\$750.00
	6103	WATER DEPRECIATION	\$1,478,006.03	\$132,681.51	\$0.00	\$1,610,687.54
	6104	WATER CUSTOMER DEPOSIT	\$276,749.74	\$16,550.00	\$16,125.00	\$277,174.74
	6105	Water Utility Construction (in progress)	\$0.00	\$7,886,855.02	\$2,879,025.15	\$5,007,829.87
	6109	WATER - SYSTEM DEVELOPMENT CHARGE	\$1,015,000.00	\$849,166.64	\$381,373.00	\$1,482,793.64
Total All Funds			\$34,807,803.31	\$48,331,281.98	\$26,131,543.93	\$57,007,541.36

Fund Report

All Funds

From 01/01/2025 Thru 12/31/2025

Grouped By Bank Number

Ordered By Fund Number

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
**Bank Number 0							
1101 GENERAL	1584506.59	1071797.03	498018.18	2169256.50	84161.21	95132.27	2158285.44
2201 MOTOR VEHICLE HIGHWAY	1241374.16	411171.06	510824.85	1189037.63	31383.67	78700.93	1141720.37
2202 LOCAL ROAD & STREET	771956.58	253918.37	175781.99	861352.34	23210.50	34469.88	850092.96
2203 MVH RESTRICTED	447099.05	196636.66	218285.00	600688.57	17147.14	192385.00	425450.71
2208 LEVY EXCESS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2209 CREDIT	5364612.78	2118806.93	418021.01	7012960.50	155578.98	103140.78	7065398.70
2235 RIVERBOAT FUND	203052.32	52349.91	26629.92	228772.31	0.00	0.00	228772.31
2236 RAINY DAY FUND	111484.11	0.00	0.00	111484.11	0.00	0.00	111484.11
2240 LOIT Public Safety	96947.54	44695.00	548.84	137641.34	3495.75	43.39	141093.70
2248 LOIT SPECIAL DIST., LRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2256 OPIOID SETTLEMENT UNRESTRICTED	17603.07	3895.83	0.00	21498.90	0.00	0.00	21498.90
2257 OPIOID SETTLEMENT RESTRICTED	44056.38	9094.95	0.00	53151.33	0.00	0.00	53151.33
2401 LOCAL ROAD AND BRIDGE MATCHING GRANT	15354.80	1634613.28	912275.96	489551.34	248140.78	0.00	737692.12
2402 CARES - IFA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2403 ARP CORONAVIRUS LOCAL FISCAL RECOVERY	611395.72	0.00	611395.72	0.00	0.00	0.00	0.00
2404 ARPA ALLEN COUNTY GRANT FUND	1732298.00	0.00	1722739.24	9558.76	0.00	0.00	9558.76
2405 CARROLL ROAD ROUNABOUT GRANT	-20124.58	169361.05	150676.47	0.00	0.00	1440.00	-1440.00
2406 CARROLL ROAD GRANT FUND	-74197.80	128005.12	54724.45	0.00	0.00	917.13	-917.13
2500 PETTY CASH & CHANGE	100.00	0.00	0.00	100.00	0.00	0.00	100.00
2501 WOODS ROAD SIDEWALK IMPROVEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2502 HOMETOWN HERO BANNER FUND	1725.42	2200.00	3509.89	315.53	100.00	0.00	415.53
2503 HUNTERTOWN TAX ABATEMENT DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2504 HATHAWAY ROAD SIDEWALK AND ROADWAY IMPROVEMENT	37479.45	0.00	0.00	37479.45	0.00	0.00	37479.45

Fund Report

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
2505 LIMA ROAD SIDEWALK IMPROVEMENT	40599.00	0.00	32599.00	40599.00	0.00	32599.00	8000.00
2506 KELL ROAD BRIDGE IMPROVEMENT FUND	39026.31	103409.58	103500.97	38934.92	0.00	0.00	38934.92
2508 CARROLL ROAD SIDEWALK/TRAIL IMPROVEMENT	10500.00	0.00	0.00	10500.00	0.00	0.00	10500.00
2509 STATE ROAD 3 SIDEWALK FUND	0.00	32599.00	0.00	0.00	32599.00	0.00	32599.00
3318 LEASE RENTAL FUND	57107.42	108265.26	111578.75	43535.23	10258.70	0.00	53793.93
4401 CUMULATIVE CAPITAL IMP.	94711.62	13587.23	14461.00	86974.65	6863.20	0.00	93837.85
4402 CUMULATIVE CAPITAL DEVELP	763913.90	569817.12	68012.08	1264027.89	53993.13	52302.08	1265718.94
4445 RDC - HUNTERTOWN TIF	207631.96	225443.21	24068.05	308367.80	104299.22	3659.90	409007.12
4446 RDC - COPPER CREEK TIF	0.00	29220.47	0.00	886.12	28262.75	-71.60	29220.47
4500 FEDERAL HWY GRANTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6601 SANITATION	527566.03	1115313.47	1063461.02	575479.81	97400.36	93461.69	579418.48
8901 PAYROLL	8588.93	1232003.97	1231522.14	9092.99	102043.67	102065.90	9070.76
SubTotal Bank Number 0	13936368.76	9526204.50	7952634.53	15301247.02	998938.06	790246.35	15509938.73
**Bank Number 1							
4501 WATER SRF SINKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6101 WATER OPERATING	3245161.73	3706678.11	2510531.20	4396058.92	335963.97	290714.25	4441308.64
6102 WATER BOND & INTEREST	717.94	732747.69	732715.63	545187.50	0.00	544437.50	750.00
6103 WATER DEPRECIATION	1478006.03	132581.51	0.00	1598310.20	12277.34	0.00	1610587.54
6104 WATER CUSTOMER DEPOSIT	276749.74	16550.00	16125.00	276499.74	1125.00	450.00	277174.74
6105 Water Utility Construction (in progress)	0.00	7886855.02	2879025.15	5007829.87	0.00	0.00	5007829.87
6106 WATER DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6107 WATER UTILITY CASH RESERV	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6109 WATER - SYSTEM DEVELOPMENT CHARGE	1015000.00	849166.64	381373.00	1342376.98	140416.66	0.00	1482793.64
SubTotal Bank Number 1	6015635.44	13324578.97	6519769.98	13166263.21	489782.97	835601.75	12820444.43
**Bank Number 2							
6201 SEWER OPERATING	6503938.05	5667227.55	4608527.09	7474528.34	500585.46	412475.29	7562638.51
6202 SEWER BOND & INTEREST	53.79	410698.00	410739.67	400101.95	0.00	400089.83	12.12
6203 SEWER DEPRECIATION	242351.14	0.00	0.00	242351.14	0.00	0.00	242351.14
6204 Sewage Utility Construction (in progress)	0.00	13135798.14	2827403.20	11097941.04	0.00	789546.10	10308394.94

Fund Report

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
SubTotal Bank Number 10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**Bank Number 11							
4506 BNY - 2025 WATER DSRF	0.00	760759.00	0.00	758351.04	2407.96	0.00	760759.00
SubTotal Bank Number 11	0.00	760759.00	0.00	758351.04	2407.96	0.00	760759.00
**Bank Number 12							
4507 BNY - WATER 2025 ESC 2013 BDS	0.00	1676659.80	1676659.80	0.00	0.00	0.00	0.00
SubTotal Bank Number 12	0.00	1676659.80	1676659.80	0.00	0.00	0.00	0.00
**Bank Number 13							
4508 BNY - WATER GO 2025 PAA	0.00	732715.63	188278.13	0.00	732715.63	188278.13	544437.50
SubTotal Bank Number 13	0.00	732715.63	188278.13	0.00	732715.63	188278.13	544437.50
*** GRAND TOTAL ***	34807803.31	48331281.98	26131543.93	57552216.60	2942410.06	3487085.30	57007541.36