

**TOWN OF SELLERSBURG**  
**REGULAR TOWN COUNCIL MEETING**  
**316 E. UTICA STREET SELLERSBURG, INDIANA 47172**

Agenda for  
June 8, 2026, at 6:00 p.m.

- 1) Call to Order;**
- 2) Roll Call;**
- 3) Prayer / Moment of Reflection;**
- 4) Pledge of Allegiance;**
- 5) Adopt / Amend Agenda as Presented;**
- 6) Approval of Minutes;**
- 7) Approval of Payroll Docket;**
- 8) Communications (if any):**
  - a. Council Member Comments
  - b. Town Manager
  - c. Town Attorney
  - d. Chief of Police
  - e. Clerk-Treasurer
  - f. Engineer of Record
- 9) Approval of Allowance Claims (if any);**
- 10) Comments from General Public on Agenda Items Only;**
- 11) Wastewater Plant Polymer & Phosphorus Chemical Bid Opening;**
- 12) Close Regular Meeting**
  - Open Public Hearing: Water Utility Rates
- 13) Close Water Utility Rates Public Hearing**
  - Open Public Hearing: Sewer Utility Rates
- 14) Close Sewer Utility Rates Public Meeting**
  - Reopen Regular Meeting
- 15) Ordinances and Resolutions;**
  1. ORDINANCE 2026 – OR – 009: An Ordinance Amending the Sewer Rates for the Town of Sellersburg, Indiana | Second Reading
  2. ORDINANCE 2026 – OR - 010: An Ordinance Amending the Water and Fire Protection Rates for the Town of Sellersburg, Indiana. | Second Reading

**16) Old Business;**

**17) New Business;**

a. HDE Quote | Sole-Proprietorship Emergency Repairs

**18) Miscellaneous Business;**

**19) Adjournment.**



SELLERSBURG

STATE OF INDIANA  
BEFORE THE TOWN COUNCIL OF SELLERSBURG, INDIANA

**ORDINANCE NO. 2026 – OR – 009**

**FOR THE TOWN OF SELLERSBURG, INDIANA**

**WHEREAS**, pursuant to Ind. Code § 36-5-2 *et seq.*, this town council of Sellersburg, Indiana (this “Council”) is the legislative and fiscal bodies of the town and the President of this Council is the town executive; and,

**WHEREAS**, pursuant to Ind. Code § 36-5-2-9, the legislative body may adopt ordinances and resolutions for the performance of the functions of the Town of Sellersburg, Indiana (the “Town”); and,

**WHEREAS**, pursuant to Ind. Code § 36-9-23-25, the municipal legislative body shall, by ordinance, establish just and equitable fees for the services rendered by the sewage works, and provide the dates on which fees are due; and,

**WHEREAS**, Just and equitable fees are the fees required to maintain the sewage works in the sound physical and financial condition necessary to render adequate and efficient service. The fees must be sufficient to:

1. Pay all expenses incidental to the operation of the works, including...maintenance costs, operating charges, repairs, lease rentals, and interest charges on bonds or other obligations;
2. Provide the sinking fund required by Section 21 of Ind. Code § 36-9-23;
3. Provide adequate money to be used for working capital; and,
4. Provide adequate money for improving and replacing the works.

**WHEREAS**, in 2018 the Council, understanding the then condition of the sanitary sewer system, hired an engineering firm, Jacobi, Toombs & Lanz, to prepare an extensive Sanitary Sewer Master Plan, which specifically covered the sanitary, water, and stormwater system of the Town (“Master Plan”); and,

**WHEREAS**, the Master Plan was completed in September of 2020 and indicated several issues that needed to be addressed, but the single most significant issue was that the sewer plant was at 90% capacity; and,

**WHEREAS**, on March 5, 2019, the Indiana Department of Environment Management sent the Town a letter serving as an early warning notice that pursuant to 327 IAC 4-1 the Town could be considered for a sewer ban (“IDEM Letter”); and,

**WHEREAS**, in 2020, this Council caused to have a water and sewer rate study (“Rate Study”) performed by BakerTilly Municipal Advisors (“BakerTilly”) and in response to the

aforementioned IDEM Letter, Master Plan, and Rate Study the Council stair stepped an increase in sewer rates on May 1, 2021 and May 1, 2022, which was the first increase in over twenty (20) years; and,

**WHEREAS**, at that time, it was the intent of the Council to revisit both water and sewer rates every several years to avoid the significant increases imposed on the rate payers that were implemented in 2021 and 2022, respectively; and,

**WHEREAS**, in 2025, this Council contracted with BakerTilly to again perform rate studies for both of the town’s water and sewer utilities (collectively referred to as the “2025 Rate Studies”) to forecast what, if any, sewer or water rate increases should implemented over the next several years to follow the previously established recommendations of the Council; and,

**WHEREAS**, this Council has reviewed the 2025 Rate Studies and over the last six (6) plus months has conducted several workshops discussing same, wherein the public was invited to participate and comment. Furthermore, this Council caused the 2025 Rate Studies to be posted to its website for general public review.

**WHEREAS**, this after much discussion and consideration, this Council has determined the need to make sewer rate increases over the next four (4) years to maintain the sewage works in a sound physical and financial condition.

**NOW THEREFORE BE IT ORDAINED** by this Town Council of Sellersburg, Indiana as follows:

1. Rates. The Sewer Rates for the Town of Sellersburg are repealed and replaced as follows:

	Phases							
	Phase I		Phase II		Phase III		Phase IV	
	Inside Town	Outside Town	Inside Town	Outside Town	Inside Town	Outside Town	Inside Town	Outside Town
<u>Flow Charge:</u> (per 1,000 gallons)	\$9.26	\$9.26	\$9.71	\$9.71	\$10.19	\$10.19	\$10.68	\$10.68
<u>Base Charge (per month)</u>								
Meter Size:								
5/8 - 3/4 inch	\$21.54	\$40.06	\$22.60	\$42.02	\$23.71	\$44.09	\$24.85	\$46.21
1 inch	47.89	66.41	50.24	69.66	52.70	73.08	55.23	76.59
1 1/2 inch	105.87	124.39	111.06	130.48	116.50	136.88	122.09	143.45
2 inch	179.45	197.97	188.24	207.66	197.46	217.84	206.94	228.30
3 inch	407.53	426.05	427.50	446.92	448.45	468.83	469.98	491.34
4 inch	705.77	724.29	740.35	759.77	776.63	797.01	813.91	835.27
6 inch	1,600.50	1,619.02	1,678.92	1,698.34	1,761.19	1,781.57	1,845.73	1,867.09
<u>Unmetered Users:</u> (per month)								
Residential Single Family (assuming 5,400 gallons average)	\$71.55	\$90.08	\$75.06	\$94.49	\$78.74	\$99.12	\$82.52	\$103.88
Note: Based on 4,000 gallons, the monthly bill for an outside-of-town customer would continue to be 31.6% higher than the monthly bill for an inside-of-town customer. For unmetered customers, this rate differential will remain at 25.9%. These same rate differentials have been in place since at least 2001.								

2. Dates of Effect for Phasing of Rates:
  - a. Phase I – July 1, 2026
  - b. Phase II – July 1, 2027
  - c. Phase III – July 1, 2028
  - d. Phase IV – July 1, 2029
  
3. This ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Council and after any compulsory publishing, should it be required.
  
4. The Town Manager and/or Executive Secretary are directed to publish the full text of this ordinance in the legal ads of two (2) local newspapers and place in the official meeting minutes and ordinance records for the Town.

**So Ordained** this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

*[Signature page to follow]*

“Aye”

“Nay”

\_\_\_\_\_  
Brad Amos  
Council President

\_\_\_\_\_  
Brad Amos  
Council President

\_\_\_\_\_  
Terry Langford  
Council Vice President

\_\_\_\_\_  
Terry Langford  
Council Vice President

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Mark Grube  
Council Member

\_\_\_\_\_  
Mark Grube  
Council Member

\_\_\_\_\_  
Matthew Czarnecki  
Council Member

\_\_\_\_\_  
Matthew Czarnecki  
Council Member

\_\_\_\_\_  
Randall Mobley  
Council Member

\_\_\_\_\_  
Randall Mobley  
Council Member

\_\_\_\_\_  
Attested by: Michelle Miller  
Sellersburg Clerk-Treasurer

FIRST READING

DATE: \_\_\_\_\_

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

VOTE: \_\_\_\_\_ AYE    \_\_\_\_\_ NAY    \_\_\_\_\_ ABSTAIN

SECOND READING

DATE: \_\_\_\_\_

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

VOTE: \_\_\_\_\_ AYE    \_\_\_\_\_ NAY    \_\_\_\_\_ ABSTAIN

STATE OF INDIANA

BEFORE THE TOWN COUNCIL OF SELLERSBURG, INDIANA

**ORDINANCE NO. 2026 – OR – 010**

**AN ORDINANCE AMENDING WATER AND FIRE PROTECTION RATES  
FOR THE TOWN OF SELLERSBURG, INDIANA**

**WHEREAS**, pursuant to Ind. Code § 36-5-2 *et seq.*, this town council of Sellersburg, Indiana (this “Council”) is the legislative and fiscal bodies of the town and the President of this Council is the town executive; and,

**WHEREAS**, pursuant to Ind. Code § 36-5-2-9, the legislative body may adopt ordinances and resolutions for the performance of the functions of the Town of Sellersburg, Indiana (the “Town”); and,

**WHEREAS**, pursuant to Ind. Code § 8-1.5-3-8, a municipality owning a utility shall furnish reasonably adequate services and facilities; and,

**WHEREAS**, the rates and charges made by a municipality for a service rendered or to be rendered, either directly or in connection therewith, must be nondiscriminatory, reasonable, and just; and,

**WHEREAS**, pursuant to Ind. Code § 8-1.5-3-8(c), “reasonable and just rates and charges for services” means rates and charges that produce sufficient revenue to:

1. Pay all expenses incident to the operation of the utility, including:
  - (a) Maintenance costs;
  - (b) Operating charges;
  - (c) Upkeep;
  - (d) Repairs;
  - (e) Depreciation;
  - (f) Interest charges on bonds or other obligations, including leases; and
  - (g) Costs associated with the acquisition of utility property under IC 8-1.5-2;
2. Provide a sinking fund for the liquidation of bonds or other obligations, including leases;
3. Provide a debt service reserve for bonds or other obligations, including leases, in an amount established by the municipality, not to exceed the maximum annual debt service on the bonds or obligations or the maximum annual lease rental;
4. Provide adequate money for working capital;
5. Provide adequate money for making extensions and replacements to the extent not provided for through depreciation in subdivision (1); and

6. Provided money for the payment of any taxes that may be assessed against the utility.

**WHEREAS**, pursuant to Ind. Code § 8-1.5-3-8(d), “it is the intent of this section that the rates and charges produce an income sufficient to maintain the utility property in a sound physical and financial condition to render adequate and efficient service. *Rates and charges too low to meet these requirements are unlawful;*” and,

**WHEREAS**, in 2020, this Council caused to have a water and sewer rate study (“Rate Study”) performed by BakerTilly Municipal Advisors (“BakerTilly”); and,

**WHEREAS**, at that time, it was the intent of the Council to revisit both water and sewer rates every several years to avoid the significant increases imposed on the rate payers that were implemented in 2021 and 2022, respectively; and,

**WHEREAS**, in 2025, this Council contracted with BakerTilly to again perform rate studies for both of the town’s water and sewer utilities (collectively referred to as the “2025 Rate Studies”) to forecast what, if any, sewer or water rate increases should implemented over the next several years to follow the previously established recommendations of the Council; and,

**WHEREAS**, this Council has reviewed the 2025 Rate Studies and over the last six (6) plus months has conducted several workshops discussing same, wherein the public was invited to participate and comment. Furthermore, this Council caused the 2025 Rate Studies to be posted to its website for general public review.

**WHEREAS**, this after much discussion and consideration, this Council has determined the need to make water and fire protection rate increases over the next five (5) years to maintain the utility property in a sound physical and financial condition.

**NOW THEREFORE BE IT ORDAINED** by this Town Council of Sellersburg, Indiana as follows:

1. Rates. The Water and Fire Rates for the Town of Sellersburg are repealed and replaced as follows:

*[Intentionally left blank]*

		Phases				
		Phase I	Phase II	Phase III	Phase IV	Phase IV
<u>Monthly Metered Rates: (per 1,000 gallons)</u>						
First	20,000 Gallons	\$6.63	\$7.23	\$7.81	\$8.43	\$9.10
Next	30,000 Gallons	5.40	5.89	6.36	6.87	7.42
Over	50,000 Gallons	4.77	5.20	5.62	6.07	6.56
<u>Wholesale Customers: (per 1,000 gallons)</u>						
Rural Membership Water Corporation of Clark County		\$3.04	\$3.46	\$3.78	\$4.04	\$4.34
<u>Minimum Charge: (per month)</u>						
<u>Size of meter</u>	<u>Allowed Flow</u>					
5/8 - 3/4 inch meter	2,033	\$13.48	\$14.70	\$15.88	\$17.14	\$18.50
1 inch meter	6,410	42.50	46.34	50.06	54.04	58.33
1 1/4 inch meter	13,800	91.49	99.77	107.78	116.33	125.58
1 1/2 inch meter	19,394	128.58	140.22	151.47	163.49	176.49
2 inch meter	37,254	225.77	246.23	265.94	287.13	310.02
3 inch meter	133,495	692.87	755.47	816.24	881.51	952.33
4 inch meter	221,000	1,110.27	1,210.50	1,308.02	1,412.67	1,526.36
6 inch meter	439,769	2,153.80	2,348.10	2,537.50	2,740.60	2,961.48
<u>Private Fire Protection - Sprinklers: (per annum)</u>						
1 1/2 inch meter		\$27.20	\$29.65	\$32.02	\$34.58	\$37.35
2 inch meter		56.13	61.18	66.07	71.36	77.07
3 inch meter		163.03	177.70	191.92	207.27	223.85
4 inch meter		347.45	378.72	409.02	441.74	477.08
6 inch meter		1,009.27	1,100.10	1,188.11	1,283.16	1,385.81
8 inch meter		2,150.82	2,344.39	2,531.94	2,734.50	2,953.26
<u>Fire Protection - Hydrants:</u>						
Private hydrants - per hydrant - per annum		\$1,009.27	\$1,100.10	\$1,188.11	\$1,283.16	\$1,385.81
Surcharge per customer within 1,000 feet of a fire hydrant (per month)		\$9.72	\$10.59	\$11.44	\$12.35	\$13.34

2. Dates of Effect for Phasing of Rates:

- a. Phase I – July 1, 2026
- b. Phase II – July 1, 2027
- c. Phase III – July 1, 2028
- d. Phase IV – July 1, 2029
- e. Phase V – July 1, 2030

3. This ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Council and after any compulsory publishing, should it be required.

4. The Town Manager and/or Executive Secretary are directed to publish the full text of this ordinance in the legal ads of two (2) local newspapers and place in the official meeting minutes and ordinance records for the Town.

**So Ordained** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*[Signature page to follow]*

“Aye”

“Nay”

\_\_\_\_\_  
Brad Amos  
Council President

\_\_\_\_\_  
Brad Amos  
Council President

\_\_\_\_\_  
Terry Langford  
Council Vice President

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Terry Langford  
Council Vice President

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Mark Grube  
Council Member

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Mark Grube  
Council Member

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Matthew Czarnecki  
Council Member

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Matthew Czarnecki  
Council Member

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Randall Mobley  
Council Member

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Randall Mobley  
Council Member

\_\_\_\_\_  
Attested by: Michelle Miller  
Sellersburg Clerk-Treasurer

FIRST READING

DATE: \_\_\_\_\_

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

VOTE: \_\_\_\_\_ AYE    \_\_\_\_\_ NAY    \_\_\_\_\_ ABSTAIN

SECOND READING

DATE: \_\_\_\_\_

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

VOTE: \_\_\_\_\_ AYE    \_\_\_\_\_ NAY    \_\_\_\_\_ ABSTAIN