

TOWN OF THORNTOWN
TOWN COUNCIL MEETING
March 2, 2026
7:00 PM

The March 2, 2026, meeting of the Council of the Town of Thorntown was called to order by Council President, Dave Williams at 7:00 PM. The meeting was held at the Thorntown Town Hall, 101 W. Main St., Thorntown, IN. The Council and citizens joined together in reciting the Pledge of Allegiance.

The following were in attendance:

Dave Williams, Council President	Aly Hickman, Clerk-Treasurer	Derek Babcock, Thorntown PD
Bruce Burtner, Town Council	Amy Noonng, Legal Counsel	Dalton Humphreys, Utilities
Randy Bruder, Town Council	Nathan DeLisle, CDS Engineers	Erick Smith, USB
Jon Riggen, Town Council	Jarrold Hall, Krohn & Associates	Jeff Wolfe, Municipal Consultant
Gary Coffman, Town Council	Marcellus Johnson, MS Consultants	2 Citizens

Public Comments and Concerns: Dave Williams asked for any public comments and concerns. There were none at that time.

Clerk-Treasurer Report:

Aly Hickman noted there were documents for the Council to review and sign that included the most recent allowance docket and APV Register. She requested permission from the Council to pay for the following annual dues for 2026:

- Accelerate Indiana Municipalities (AIM) - \$1,677.00
- Indiana Leage of Municipal Clerks and Treasurers (ILMCT) - \$107.00
- ADA and TITLE VI Coordinators Association - \$25.00

Bruce Burtner made a motion to allow the Clerk-Treasurer to pay the AIM, ILMCT, and ADA and TITLE VI dues for 2026. Randy Bruder seconded. Motion passed 5-0.

Aly noted the ILMCT Conference is approaching, and she was interested in attending the educational courses on 2 days, totaling \$250.00.

Randy Bruder made a motion to pay \$250.00 for the ILMCT Conference in Plainfield. Bruce Burtner seconded. Motion passed 5-0.

Aly presented the 2026 Boone Co. EDC Contract to the Council, noting the \$1,000.00 annual fee.

Bruce Burtner made a motion to pay \$1,000.00 for the Boone Co. EDC contract. Randy Bruder seconded. Motion passed 5-0.

Aly reviewed the Published Notices Summary for the recent Public Hearings. The public notice for the Public Hearing on the Sewer Ordinance Changes was published in the Lebanon Reporter on 2/7/2026. The public notice for the Public Hearing on the Unified Development Ordinance was published in the Lebanon Reporter on 2/17/2026. The public notice for the Public Hearing on the Water Rate Changes was published in the Lebanon Reporter on Thursday 2/19/2026.

Aly presented Resolution 2026-02, Appropriation Transfers of 2025 Budget to the Council. She had mistakenly left off the transfer of \$49,500 from the PS LIT – FIRE DEPT – OTHER line to the PS LIT – FIRE DEPT –

SUPPLIES line from the previously presented/adopted Resolution for 2025 transfers.

Bruce Burtner made a motion to approve Resolution 2026-02. Randy Bruder seconded. Motion passed 5-0.

Old Business:

PUBLIC HEARING: ORDINANCE 2026-01: SEWER ORDINANCE CHANGES

Dave Williams opened the Public Hearing for Ordinance 2026-01 regarding the Sewer Ordinance changes at 7:12 PM. He addressed the room, asking for public comments. There were no comments at that time. Dave closed the Public Hearing for Ordinance 2026-01 at 7:12 PM.

DISCUSSION

Bruce Burtner read the ordinance title to the room. This ordinance pertained to language IDEM wanted changed within the town's Sewer Ordinance.

Bruce Burtner made a motion to adopt Ordinance 2026-01. Jon Rikken seconded. Paused vote while Council member stepped away.

PUBLIC HEARING: ORDINANCE 2026-04: UNIFIED DEVELOPMENT ORDINANCE

Dave Williams opened the Public Hearing for Ordinance 2026-04, the Unified Development Ordinance for the Town of Thorntown, at 7:15 PM. He asked for any public comments.

Marcellus Johnson from MS Consultants and Thorntown's APC addressed previous questions and concerns from the Town Council. He wanted to remind the Town Council that, should they reject the Ordinance, they would be required to table the UDO for a year. He said if there is no desire to adopt tonight, there is no harm in continuing to a later meeting. Marcellus addressed the minimum dwelling requirements. He provided an informational table on the Memorandum from Staff detailing homes already built in Thorntown and wanted to note that lowering the square footage requirement wouldn't have an impact on Thorntown's character, as it already reflects properties within the town. The Memorandum also contained an Illustrative Exhibit of Architectural Variety of Smaller Homes to showcase the wide variety of exteriors smaller homes can have. Marcellus clarified the process of receiving variances from development standards. He noted the town wants to design the ordinance in a way that minimizes the need for people to seek variances because the town cannot rely on those individuals to receive those variances. He clarified that recreational vehicles are not dwellings, per HUD. RVs are not covered by HUDs standards and should be regulated as vehicles, so the language is consistent with HUDs determination on RVs. Marcellus advised the Council that questions around the character of Thorntown should be put before the citizens of the town through a vehicle like a Comprehensive Plan. The town's last Comprehensive Plan was completed in 2010. Marcellus said this Comprehensive Plan could be revisited to refresh the details around Thorntown's character. He noted these concerns are more along the lines of architectural standards and the current draft of the UDO does not include architectural standards. He believes it's a reasonable desire for the Council to want to adopt architectural standards, which can be adopted at a later date.

George Giden, Citizen, noted one of the reasons the current minimum standard square footage for homes was 1,200 sq ft was to address trailers. He said there are only a couple companies that will build trailers at a size of 1,200 sq ft or more. Maintaining the square footage at this size would ensure that as current trailers get worn out, they won't be replaced with other trailers. He also noted smaller homes would contribute fewer tax dollars into the tax base. Mr. Gideon would like to see the town maintain the minimum square footage of 1,200 square feet. Randy Bruder responded saying the town has already allowed homes under 1,200 sq ft, per the memo from Marcellus. Randy said he doesn't feel that he should deny families the opportunity to build a smaller dwelling if they don't need the space of a 1,200 sq ft home. Bruce Burtner asked Mr. Gideon if he would rather see an empty lot, collecting no taxes, instead of a 1,000 sq ft home sitting on it. Mr. Gideon asked

where one draws the line if the town continues to reduce the minimum square footage. Dave Williams noted the Council doesn't agree with one another regarding the square footage and that he agrees with Mr. Gideon. Dave notes he has taken a look at the potential for a different requirement on the main roads coming into town – SR 47 and SR 75.

Marcellus addressed the specific concern of trailers, noting the ordinance draft does require any new builds be at least 18' wide, so any newly manufactured home would still be required to be at least a double wide. Additionally, manufactured homes are only allowed in the high density residential district in the proposed ordinance.

Bruce asked Marcellus why the side setbacks in the proposed ordinance were listed at 5'. Marcellus noted the current ordinance is 5' and the need to increase that didn't feel necessary when drafting the proposed UDO.

Dave Williams closed the Public Hearing for Ordinance 2026-04 at 7:35 PM.

Marcellus said a current resident reached out regarding the proposed zoning map. The resident's property is currently in the Public and Community District but feels her plans for the future of the property would be best served in the Business District. The resident would like to see that change made on the proposed zoning map. The property is 202 W. Plum St.

VOTE ON 2026-01 – SEWER ORDINANCE UPDATES

The Council vote on Ordinance 2026-01 continued. Motion passed 5-0.

VOTE ON 2026-04 – UNIFIED DEVELOPMENT ORDINANCE

Dave Williams proposed to the Council that they put off the vote until after continued discussion at a later date. Dave made a motion that the Council postpones the UDO. Randy Bruder seconded. Motion passed 5-0.

PUBLIC HEARING: ORDINANCE 2026-03: WATER RATE ORDINANCE

Dave Williams opened the Public Hearing for Ordinance 2026-03, regarding the water rate changes, at 7:39 PM.

Mr. Gideon asked the Council to put the rate change on hold until they're able to review the questions previously asked by Earl regarding the construction plans for the Water Treatment Plant. Dave Williams reviewed the alternate idea discussed at the USB meeting with the Council and noted that Dan Cutshaw, CDS Engineers, recommended we do not proceed with the alternate plans. He noted that if we refurbish the plant now, it can't be expanded at a later date, whereas the current construction plans could be expanded upon in the future. Dave noted that building at a future date would mean increased costs. He also noted previous Councils never wanted to increase the rates at all, which has contributed to the significant increase at this time. Mr. Gideon discussed whether there could be a gradual increase on the rates so people weren't hit with it all at once. Bruce Burtner noted the town is at the point where they need a new plant. He said to save \$1 million dollars now when a new plant is needed feels only like a band-aid, similar to the situation with sewer plant. He said they're now at the point where the Council needs to vote on the plans, and questions or alternative options should have, and were, discussed earlier. Jeff Wolfe asked the Council to also consider that if the town were to change the scope of the project, it's very likely/almost assuredly the town would lose the OCRA Grant for \$750,000. Losing the grant means we would also lose 50 points on every request turned in for OCRA Grants for the next five years, meaning the town would not win another grant within that time frame. The loss of the grant funds also almost zeros out the money saved by going with the alternative plans and also leaves the town with a plant that can't be expanded upon in the future.

Dave Williams closed the Public Hearing for Ordinance 2026-003 at 7:49 PM.

Amy Nooning noted there is a slight amendment to the Ordinance. Jarrod Hall, Krohn & Associates, noted verbiage regarding the minimum gallons was added and reviewed the change in numbers on the rate sheet.

Bruce Burtner made a motion to Amend the Rate Ordinance, 2026-03. Randy Burder seconded. Motion passed 5-0.

Bruce Burtner made a motion to adopt Ordinance 2026-03, An Ordinance Establishing Rates and Charges for the Use of Water Services Rendered by the Waterworks System of the Town of Thorntown, Indiana. Randy Burder seconded. Motion passed 5-0.

SECOND READING ORDINANCE 2026-02: WATERWORKS REVENUE BONDS

Dave Williams read Ordinance 2026-02: An Ordinance of the Town of Thorntown Authorizing the Issuance of Waterworks Revenue Bonds to the room.

Bruce Burtner made a motion to adopt Ordinance 2026-02. Randy Bruder seconded. Motion passed 5-0.

2026 MOWING SEASON REQUEST FOR BIDS

An update regarding the properties and acreage needing mowed was not available at that time. Bids will be requested to be received at one of the April Council meetings.

Bruce Burtner made a motion to allow Council President Dave Williams to approve the Mowing FRP once written up. Randy Bruder seconded. Motion passed 5-0.

New Business:

UPDATES ON LEGISLATION

Jeff Wolfe discussed recent updates to legislation he has been reviewing, including HB 1001. HB 1001 has been approved and sent to the Governor's desk. It will have some effects on the town's zoning ordinances and how they're written in the future, including design standards. Jeff believes this causes a lot of problems on a local level and noted we shouldn't give up this amount of control to the state. There will be additional items to consider, and he will continue reviewing HB 1001.

SB 6 was approved and deals with the extension of water or wastewater mains. Jeff noted this could have an impact if the Water Sewer District moves forward. This bill has an impact on workforce housing, and Jeff noted he will be watching updates closely. Jeff also briefly discussed SB 241, Utility Service Enhancement and Improvement Costs, and SB 270, Township Government Bill. SB 270 essentially forces townships who don't score low enough to consolidate with at least one other township or municipality. The ongoing discussion about consolidation will be affected by this bill.

Jeff noted that another important item from most of these bills is that a higher level of reporting is required. Someone will be tasked with filling these out, with no mechanism for funding to hire it out. This is a discussion topic that will need to be figured out.

Adjournment: With no additional business to discuss, Dave Williams made a motion to close the meeting at 8:08 PM. Bruce Burtner seconded. Motion passed 5-0.

Dave Williams
Council President

Aly Hickman
Clerk/Treasurer

Date: _____

These minutes are a summary of actions taken at the Town of Thorntown Council meeting. The full video archive of the meeting is available for viewing at <https://www.youtube.com/@TownofThorntownIndiana> for as long as this media is supported.

Pursuit to IC 5-14-9 section 6; following is a roster of the current Thorntown Town Council Members' names, appointing authority and their appointment terms:

Dave Williams , Council President	<i>Appointed</i>	<i>To Fulfill Term Until December 31, 2026</i>
Bruce Burtner , Council Vice President	<i>Elected</i>	<i>To Fulfill Term Until December 31, 2026</i>
Randy Bruder , Council Member	<i>Appointed</i>	<i>To Fulfill Term Until December 31, 2028</i>
Gary Coffman , Council Member	<i>Appointed</i>	<i>To Fulfill Term Until December 31, 2028</i>
Jon Rigger , Council Member	<i>Appointed</i>	<i>To Fulfill Term Until December 31, 2026</i>
Aly Hickman , Clerk-Treasurer	<i>Appointed</i>	<i>To Fulfill Term Until December 31, 2026</i>

03/21/2026