

**MINUTES  
HAMILTON COUNTY REGIONAL UTILITY DISTRICT  
BOARD OF TRUSTEES  
Friday March 28, 2025**

Hamilton County Government & Judicial Center  
Commissioner's Courtroom  
One Hamilton County Square  
Noblesville, Indiana

**11:00 am**      **Call to order – Commissioners Courtroom**

**Declare Quorum – Altman and Heirbrandt Present – Dillinger Absent**

**New Business:**

**PROPOSED ORDINANCE NO. 2025-1**

**ORDINANCE ESTABLISHING RATES AND CHARGES TO BE COLLECTED BY THE HAMILTON COUNTY REGIONAL UTILITY DISTRICT FOR WATER SERVICE**

**PROPOSED ORDINANCE NO. 2025-2**

**ORDINANCE ESTABLISHING RATES TO BE COLLECTED BY THE HAMILTON COUNTY REGIONAL UTILITY DISTRICT FOR SEWER SERVICE**

**Mark Heirbrandt**

Friday, March 28, 2025, please let the record reflect that we do have a quorum of members Altman and Heirbrandt present. The first item of this is to go through some of the procedural pieces of this meeting. The purpose of this meeting is for Ordinance 2025-1, which is establishing the rates and the charges to be collected by the Hamilton County Regional Utility District for water service.

**Mark Heirbrandt**

Then we have Ordinance 2025-2, which is establishing the rates and the charges to be collected by the Hamilton County Regional Utility District for sewer service. To start this proceeding out, I will call Oscar Gutierrez to give an explanation of the proceedings on this and the reason for this hearing.

**Oscar Gutierrez**

Thank you, Trustee, Oscar Gutierrez, Municipal Advisor to the Regional Utility District. Bondry Consulting is a regulated SEC, MSRB, and FINRA entity that has a responsibility not only to the regional district, but also to its users. The two ordinances before you, 2025-1 and 2025-2, are required by the public hearing to establish the rates that will be set upon the users of the regional utility. These rates were calculated by my staff with over a decade of experience, and they are primarily based on the operational needs of the utility. While the rates don't fully pay for all of the operations of the utility, the County Council has subsidized to ensure that the rates maintain low and competitive, to its counterparts. I'll briefly touch on these two because I only have a couple of minutes to speak, as everybody else, and both 2025-1 and 2025-2 have a lot of fees on there that may not be comprehensive to individuals.

So, I'd like to go into the exhibit one for both of those and the base charge, the average household will be around the 5/8-inch meter which is the \$4.36 for the water and for the sewer, it will be a 65. I would like to commend C.J. Taylor and Marty Wester, on the website of the regional utility, individuals will be able to access what the average household has to pay, and it adds additional fees that other utilities also charge but may not be showing when they pass over it. So, this is one of the most transparent charts I've ever seen and have been doing this for a long time. So, if you look at scenario one, two, and three, scenario one is if you connect to the sewer and not water. Scenario two is if you have a 5/8-inch meter, which is the average household, and then the third scenario is if you have a 5/8-inch meter and are using 7,000 gallons of water, and I'm trying to go quickly here. For these rates, you're going to have a base rate of the \$24.36, and then you're going to be charged \$4.59, or \$16.24, which is actually, \$4.59, or \$16.24, which is actually, the total for all 4,000 gallons. But that adds up to, if you go back to scenario 1, the per thousand gallons of water is \$4.06. So, the way that they arrived at that \$16 is just the \$4 times 4. And while they can't provide every possible scenario, the staff did provide the average of \$4,000 and for a high user, which would be very high, 7,000 gallons of water. So, you have an idea of what that would be. Obviously, individuals are encouraged to just add \$4 if they go up to \$8,000 or subtract \$4. And then the only difference is subsequent state tax on there would have the minimum effect on the average rate. For comparison, on these three scenarios, I want to point out some comparable, which is important to individuals. I want to mention that whatever is on the list. other utilities I can't speak of, and I can tell you that a lot of our neighbors do have proposed rate increases, so I can only speak to what is current and not what is in the future. So, for example, if you were to compare scenario one to the town of Sheridan, their scenario one would be \$96.79, scenario two would be \$154.22, and scenario three would be \$234.91. Let's see, in Westfield, while slightly higher within the range, scenario one would be \$77.92, scenario two would be \$83.07, and scenario three would be \$111.77. For the town of Cicero, my technology is not cooperating with it here, here we go, Cicero does have plans to increase incrementally but currently, as of today, as of 7-1-25, the proposed rates are \$69.32 for scenario one, \$114.62 for scenario two, and \$191 for scenario three. Those rates are predicted to go up over time if their elected body decides to do so.

**Christine Altman**

And that's for Cicero.

**Oscar Gutierrez**

For Cicero.

**Christine Altman**

Thank you.

**Oscar Gutierrez**

Yes. Again, I want to commend staff for providing this great chart. It does go into a lot of detail that sometimes when individuals go to a hearing, they see that the base rate is X, they don't take into consideration the additional usage of water. They may not take into consideration the state taxes that are imposed or fire protection...and with that, I would allow for any questions from the trustees.

**Christine Altman**

I've had a chance to study it, and I think we've been pretty clear.

**Mark Heirbrandt**

Yes, and I think the chart is really good. And all of this information is available on our website. I think you can go on there as well. C.J. Taylor, who is the general manager, do you have any comments that you'd like to share.

**C.J. Taylor**

I do want to recognize that we received six comment letters today, five of them via email. They've been handed out to

the board members as well as the attorney, and we're keeping a hard copy in our file, and then we're going to enter those into the record of the minutes of the meeting as well, so those will be a part of this proceedings as well.

**Mark Heirbrandt**

Okay. Anything else.

**C.J. Taylor**

That's it for me.

**Mark Heirbrandt**

Before we get started, one of the things that I want to say, I just want to make very clear to some of the comments that we have already received. There were some concerns regarding a hookup. If somebody wants to hook up and they are considered to be low income and they're having struggles to be able to hook up if they want to, we are in the process right now of looking at several opportunities to help anybody that has funding issues, whether that comes through the county, and we defer some of those costs over time, or we're looking at OCRA or other opportunities to help with funding to help anybody that is struggling to be able to, if they want to hook up. And so, we are in the process of doing that. I want to be clear, too, that I don't know any utilities that do this. And we're making an effort to be able to help those that may be struggling with funding. We're going to try to do our best to help. So, with that, we are going to start the proceeding of opening the public hearing. One of the rules that I want to set up before we start this is that I hope that you will be civil. We're going to allow two minutes, and we will time each one of those. If you could, make your comments at the podium they'll all be on the record. And so, at this time, we will open the public hearing.

Would anyone care to address the board? Please come up and speak. Please state your name and address.

**Christine Altman**

And if you would, if you plan on speaking, please form a line to the side so we can run this quickly and observe everyone's time frames. Thank you.

#### Open Public Hearing: 11:09 AM

**Shelby Wills**

Hi, my name is Shelby Wills. I live at 24011 Twilight Hills Drive. The question actually comes from my mother, who's the owner of the house. You just mentioned about the hookup lease and looking into other options for low-income. What are the qualifications for low-income housing? Are there people you would consider in that category? Are we taking into consideration the rates and cost of living? Because most people wouldn't be considered for the United States average low-income out there, but because of cost of living, they're living paycheck to paycheck.

**Christine Altman**

We have not formulated guidelines yet. We really need to see what's out there. We'll be talking to the Hamilton County Health Department to see if they can help with inspections on a reduced rate. We're also looking at our HUD funds. We're checking to see whether, Sheridan Adams Township opted out of the CBDG funds that are HUD funds and if they have not it's a possibility, we can work with a revolving fund out of those or to do deferred payments and have people pay over time so we're still working on all of that

**Mark Heirbrandt**

Thank you would anyone else care to address the board.

**Brad Lenardson**

Good morning thank you for having us and for the opportunity to speak it means a lot my name is Brad Lenardson I'm at 23716 Anthony Road just north of 236 our house is about 3,300 feet off of Anthony Road which is I'm sure you can

imagine equates to a substantial outlay of capital should be required to hook up in the proposed utilities. I'm told that the amount could range from \$50,000 to \$75,000. As I'm sure I'm not the only one that would struggle with that kind of outlay, I'd love to speak about, if you could speak about any financing options, additional support options on the actual initial outlay. You mentioned for low-income possibilities this might be a different scenario. And then there's been talk, I think, in multiple cases about an exception. I think it's 300 feet. I wanted to see if you could clarify where that 300 feet starts and stops so we've got a sense for where that actually represents for people that are closer to that than 3,300 feet. And then can you talk about how, or just this is a request, that we make sure that that gets written into specifically in either proposal. So that's it for me.

**Christine Altman**

Well, I'm not sure about the 300-foot rule. It used to be, and I'm not current on it, and hopefully our attorneys could address that quickly.

**Christine Altman**

So it's part of the record. Okay.

**Chris Janak**

Thank you. Yes, and I didn't know that issue was going to come up, but here's what the law is. The law is for municipalities, it's the forced connection, if that's something you've ever decided to do.

**Connor Sullivan**

For sewers, just correct, right.

**Chris Janak**

This is just sewer. There is no forced connection in Indiana for water. For sewer, for municipalities, which you're not, municipalities, the rule is 300 feet from the property line. So, if somebody came out there and a municipal utility wanted to force them to connect, they could because the property line is within 300 feet. For regional districts, which is what we are, it's 300 feet from the dwelling. So forced connection does not apply under Indiana law to this situation.

**Christine Altman**

Our concept is, if you have a working septic, you do not have to connect. Does that make that clear? We are not forcing connections if you have adequate septic systems.

**Mark Heirbrandt**

There's so many rumors that are out there that we're doing this. We're not mandating this. We're going to give you options.

**Christine Altman**

You have to have it tested and show that it's operational and, no, we are not forcing connections.

**Mark Heirbrandt**

Would anyone else care to address the board.

**Christine Altman**

One other thing you asked about help to run your line, that's part of what we're looking at, what we can do to help finance those kinds of improvements if we can find available funding in reasonable terms.

**Mark Heirbrandt**

The other thing I wanted to state, too, anyone in here that has any questions, and you think of it as you leave please go on our website and ask the questions on there. We'll be more than happy to meet with you and talk to you and address those issues.

**C.J. Taylor**

My email address is on the website and by all means email me and I will do my best to get you answers and respond to your email within a timely manner

**Christine Altman**

Can we post those on the website? I'd like to see if there's questions that come, up post the question post the answer so it continues to push out information.

**Mark Heirbrandt**

And you may have the same question somebody else already asked and we may not have been clear on the information we give and that will show areas that need clarity.

**Jerry Johnson**

Jerry Johnson 23203 Anthony Road, my question revolves around back when it was first introduced a year or so ago the, and so on and that if a line were to run down our road, we would be given six months or so to connect and there would be an option or there would be some relief as far as connection fees. The terms that I remember were connection fees would be waived and things like that. I've read over the one-time fees and I'm very unclear on what of these fees are included and that would be waived if we were to decide to go ahead and connect at that initial offer.

**Marty Wessler**

Marty Wessler of Wessler Engineering. On the current construction projects right now, phase one and phase two, where the utilities, the county is extending water and sewer, the county is giving the customers who choose to connect, who do connect...within six months after they're given notice that the lines are in service, the county is currently waiving the, what would be the hook-on, whatever it calls the hook-on fees, but the system development charge and the connection fees. And so, if they hook on within six months, then those fees are being waived. And then it would be up to the board for future phases if you are actually extending water and sewer. If you are doing it as one of your projects, if you would continue that practice in the future, that's entirely up to the board if you would waive those.

**Mark Heirbrandt**

And I would think that would be appropriate.

**Unidentified Person**

Would it be possible to ask a follow up question? *Mark Heirbrandt replying...Yes, please.* Would it be possible to get some clarification when you talk about the exemption or not being forced? It sounds like the current proposal is a deferral, maybe in five-year chunks, up to 20 years for the process of continuing to go.

**Christine Altman**

No. We have never discussed that. I'm not sure what information is out there. The waiver, and Marty you might come up again, to give dollar amounts, if you have them on top of mind. Either you've got a working system, or you don't have a working system, base question one. If your system doesn't work, you will be hooked to the sewer for pollution control reasons, public health. And at that point, we are looking for the lower-income folks or fixed-income folks that can't afford the connection, looking for grants. If you make the decision early enough, Marty, clarify what fees are waived, if you would, and within that time frame. In that six-month period, the dollar amount.

**C.J. Taylor**

And also clarify the exemption, please.

**Christine Altman**

Yes, I just want to make sure nobody leaves here with misinformation, including me.

**Marty Wessler**

Sure, on the exemption process, that's under Indiana Code 13-26-5, I think it's actually 2.5. That allows for the exemption period in Indiana Code. The district under this would grant the initial exemption is a 10-year exemption from having to connect to the sewer, if the property owner proves they have a functioning septic system. If the septic system is functioning properly, I believe is the language in the code. The district is not responsible for determining, if that system is functioning properly. That goes to the health department. and the health department. This is only for those people who have the sewer is going past their house and they're within the 300 feet. Following the 10-year exemption they can apply for another five years, and with proof that the system is functioning correctly functioning properly again and then following that exemption they get one more five-year exemption, if the system is still functioning properly so the total amount of exemption is 20 years before someone would then need to connect to the sewer.

**Christine Altman**

Thank you, so the exemption is the connection exemption not a fee exemption in that scenario is 10-5-5 it's on the exemption of hook up?

**C.J. Taylor**

Thank you. And one other thing I'd like to clarify is that the health department oversees that portion of it, but they don't do those inspections either. Those inspections are done by private contractors. The health department has a list of people who are approved and certified to do that. So that action is not done by the utility district or the health department. The homeowner can choose off of a list of approved contractors.

**Christine Altman**

And I assume that's similar if I sold my house on septic and the buyer wanted me to test the septic system?

**C.J. Taylor**

Correct.

**Landy Strand**

My name is Landy Strand, 21911 Flippins Road, Cicero. I have two questions. One, a lot of people are concerned that the water in their well. are going to be redirected to fund the water source at the utility district. So my first question is, what is the water source for the utility district? And my second question is, I understand there is a proposal to put in a water park west of 31 with an entrance off Dunbar Road. Would the utility district be providing water for that water park if it is approved.

**Mark Heirbrandt**

To your last question, we don't know yet on the water park and whether that's went through planning. We haven't even approached our council about funding. So, I'd say right now, I don't know.

**Christine Altman**

On the water park?

**Mark Heirbrandt**

Yes, on the water park.

**Christine Altman**

The water source is coming from Indiana American Water. So, it's coming from the west. It's coming from the west, from Sheridan. And I think they'd have to do some more well fields out in Sheridan.

**Landy Strand**

I'm sorry, they have to use more well fields?

**Christine Altman**

I'm not sure how they're supplying the water other than it's coming from the Sheridan water plant.

**Mark Heirbrandt**

Yeah. Currently, right now, the other thing that I will tell you, there's been discussion about some water being moved out from Noblesville to some extent. But that's all I know.

**Landy Strand**

Okay. And with all the requests for rezoning and development, is the projection that those two water sources will be adequate to fund, to provide for all the water that people are anticipating.

**Mark Heirbrandt**

We are under contract for a certain amount of water right now that we signed an agreement with. And I can't remember what that number is per day.

**Christine Altman**

But I assume it had projected growth. I just don't know what that growth is.

**Landy Strand**

Very good. And so, if the needs would exceed the contracted amount, then what would happen?

**Christine Altman**

We'll look for other water sources. I don't think there's water sources in your area, to be honest with you, because we looked at providing our own water, and your area doesn't have, like, aquifers under it.

**Mark Heirbrandt**

Yeah, we've done a comprehensive study, and I'll be more than happy to share that with you about what we've done. But we have several monitors. We're the only ones really in the state that have done anything like this, trying to identify water that's available and also looking at conservation metrics.

**Christine Altman**

Yeah, we don't have any plans at this point to even drill in the area of the service.

**Mark Heirbrandt**

Thank you. Would anyone else care to address the board.

**Elizabeth Fouch**

Good morning. Elizabeth Fouch, 4949 East 246th Street. So, in regard to the exemptions for up to 20 years, why 20 years? Why can't we? not be further exempted if we keep our well or our septic's up and running.

**Mark Heirbrandt**

It's nothing we control, it's the State, so that'd be an issue for your State Representative.

**Elizabeth Fouch**

so why are we having to even hook up if our water is going to be ours and fine why do we have to bother with sewer?

**C.J. Taylor**

you don't if your septic system is working for the next 20 years.

**Elizabeth Fouch**

that's the caveat is that there is that exemption and then we have to.

**Connor Sullivan**

that's probably an issue you should probably address with your state senators or reps the towns the townships have no control over what the state statute says.

**Elizabeth Fouch**

so then my second is, why did you guys decide to bump it out to 42 or 40 something square miles when it was originally just fine for the 31 corridor and that original plan why include the rest of us we don't want it we don't need it yeah you know that we have done.

**Connor Sullivan**

and you don't have to hook up for 20 years if the line ever goes in front of your parcel

**Elizabeth Fouch**

I'm sure it will because you guys are coming out to Jackson township, we're a mile from baker's corners like it's inevitable, why do you feel that you need to go that far into the country

**Christine Altman**

there are a lot of places that are buildable because of topography and the need is there the need may not be there for the people are there and there's a 20-year exemption and if you continue to have a functioning system 20 years from now I don't know what state law will be they may change it again on us.

**Elizabeth Fouch**

But if we weren't inside the utility district we would be fine, correct?

**Christine Altman**

not necessarily we are not constrained particularly to the utility district as a regional waste district we have charters throughout the entire county actually, so that's an artificial line in my mind, If the line runs further outside the district, we still have jurisdiction, and I believe your time is up. Yeah. And I think we've answered the best we can.

**Mark Heirbrandt**

And if you do have any additional questions, please go on our website.

**Shelby Wills**

Shelly Wills, 2401 on Twilight Hills Drive, Cicero, Indiana, 46034. This kind of piggybacks off the earlier question about financial hardship. What actions will the county be taking if someone refuses to hook up after failing the inspection due to financial hardship, but they are not considered eligible?

**Mark Heirbrandt**

I would think that you'd have the option, if you have available land, to be able to put your own septic system if you wanted to, or . . .

**Christine Altman**

No. There won't be new systems, I don't believe.

**Mark Heirbrandt**

Okay.



**Christine Altman,**

I assume that we'll have to enforce it through the court system.

**Shelby Wills**

I was just curious if it's by legal means, or if you guys' plan to work with whomever and try to get it worked out. I would know a lot of people are curious and thought I better come here and ask the question.

**Christine Altman,** I mean, that just makes sense and probably legal is the last resort. Good question. Thank you.

**Mitchell Rockwell**

Mitchell Rockwell, 17097 Linda Way Noblesville 46062. In 2022, the county proposed a regional utility district to the residents of Northern Hancock County. Because of the opposition, the area first proposed was decreased, even going so far as to carve out the property to its most vocal opponents. Even with strong opposition by stakeholders, it was set for approval by IDEM and subsequently was approved. After approval by IDEM, the utility district was created and the area was increased to 42 square miles, a fact that was bragged about at the groundbreaking of the treatment plan. What was not communicated effectively to the stakeholders was who was included in this new expansion, because state law does not require the board to give an application. Also, what was not communicated was that the water provider sought and was granted a 50% rate increase per wholesale customers, of which the utility district is included. It was even questioned by a board member if the district could get out of this contract when this information came to light. Part of the original proposal was a rate analysis for which the small speeder size of around \$96 per month for water and sewer. What was not communicated to the stakeholders was the standard meter size for a 2,000-square-foot home is one inch, according to Citizens Energy.

Using the example and rate analysis, this would correspond to a cost of \$221.49 plus tax for 4,000 gallons used. This does not account for the one-time fees proposed in the ordinance. For a one-inch meter, this would equal \$17,990 for water and sewer. The preliminary proposal indicated the stakeholders' average... income was sixty six thousand dollars plus or minus the one-time fees alone are almost one-third the annual income this does not include cost for additional equipment such as grinder pumps or for making existing septic systems inoperable if this utility district was a private business it would see minimal buy-in from the public it would subsequently go bankrupt and fail the questions that need to be asked are was this a plan for the board all along.

**Mark Heirbrandt**

Time. We do have your statement, and it will be included in the record, and we will address it as well online. Thank you, sir, would anyone else care to address the board?

**Jerry Johnson**

Jerry Johnson, he started to ask the question that I was going to ask relating to the intake size of the water meter in my, in my research it looked like the average of 2,000 square foot house were three quarters of an inch to one inch. The example given earlier was that this average house was the five-eighths inch. I'm concerned that that might not be true for me. That makes a big difference in that number. What are the requirements or what are the guidelines for when, if I would need to move to a one-inch line versus that five-eighths inch?

**Marty Wessler**

The standard utility practice will be for all single-family dwellings to be a five-eighths inch meters. That's the base, that's the standard that the utility will be going by. The utility will only install a larger meter, a one-inch meter, if requested to by the homeowner, or if there are other things, if they put in lawn irrigation, you may need a larger meter but a five-eighths-inch meter can handle 50 gallons a minute of water. It's plenty.

**Christine Altman**

So it's really the water usage, not the square footage of the house?

**Marty Wessler**

Correct. It will only be based upon the actual water usage per month.

**C.J. Taylor**

And, Marty, that five-eighths standard meter is an AWWA standard, correct? The American Water Works Association?

Correct. Industry standard?

**Marty Wessler,**

Yes.

**C.J. Taylor**

The quote of the other company saying that's a one-inch meter, that's a company policy, not an industry standard.

**Marty Wessler**

Possibly.

**C.J. Taylor**

It's not an industry standard?

**Marty Wessler,**

It's not an industry standard.

**C.J. Taylor**

Okay. Thank you.

**Edward Wolfe**

Good morning. 22934 Anthony Road, 46034. I saw the comparison of the monthly fees and so forth, but I'm curious about the one-time charges and comparisons with other entities within the county. I see it looks like a \$2,000 one-time charge for water, \$2,000 one-time charge for sewer, \$3,300 development fee for a 5-8-inch meter, and I don't know about sewer. So I'm curious about the one-time charges, what they all are, and how they compare to other areas.

**Mark Heirbrandt**

Oscar, because I know that you just shared with us the comparisons of Sheridan and Westfield and where they all set the rates. Please tell us about the connection fees.

**Oscar Gutierrez**

I don't have the connections, but some of these fees are based on the debt that the utility has taken, which is a very low amount. Most of the utility was funded with federal and state funds. It was, I believe, \$10 million was financed. So that's why these are likely to be actually lower than other utilities, because they're based on the amount of debt that was taken out. In this case, it is based on that \$10 million.

**Christine Altman**

Well, to put it another way, it was construction costs over and above federal grants. Is that correct? That's what the debt was to pay for. The debt was to pay for construction costs more or less over and above federal grants.

**Marty Wessler**

I'll attempt to explain connection fees. Right. That's where it goes. Connection fees are basically your tap fees. They're also known as tap fees. So, if you are a property owner and, let's just say, water is run on the adjoining road, and you say, I would like to connect, the connection charge is for the utility to have a contractor connect from the main line to your property line and set a meter pit there and set a meter. Your responsibility is that, if your plumber or whoever, would run from right outside the meter pit, into your home and connect to your home. However, if the homeowner's contractor applies, and then the utility allows your contractor to connect to the main with the utility inspecting it. And then that connection fee is then waived, because you are actually making that connection, and the utility would just have the inspection fee.

**Edward Wolfe**

So that \$2,000 fee?

**Marty Wessler**

Correct. \$2,000 or I believe it's larger than a one-inch meter, which gets into some commercial applications. It's the actual cost. The connection fee for sewer would be \$2,000. The system development charge is actually the fee cost per gallon to take up capacity in the system for providing the water and also for the wastewater, taking up the capacity in the system. That's \$5,200.

**C.J. Taylor**

and again, I'd like to make a point that if a person wanted to connect within six months of that, being notified that the utility is there and able to be connected on to, those fees would be waived.

**Christine Altman**

Which of those fees? The tap on? The capacity? The tap fee, right? And the system developed. Both fees are waived?  
*C.J. Taylor replying, Yes. Oh my gosh. That's amazing we're able to do that.*

**Mark Heirbrandt**

Any other comments? Seeing none, I will close public hearing.

**Close Public Hearing 11:37 AM**

**Connor Sullivan,**

I suggest next would be for the adoption of both ordinances individually.

**Mark Heirbrandt**

Before that, I want to express again that if there are any questions at all that you have, you can visit our website. I know a couple of us are going to probably stick around if somebody didn't get a chance to say anything. We'd love to hear your questions and try to answer them for you.

**Christine Altman**

We've considered your comments. I think we've done our best to keep rates low, and we've certainly done our best to accommodate connection fees, which are the large capital other than your costs to run your lines from your plumbing system to our system. I think this is, quite honestly, the lowest we can go and have a viable system, and I feel comfortable with these rates. So I would move to approve Ordinance 2025-1 that sets established rates for water service in the district.

**Mark Heirbrandt**

Second. Discussion? All in favor say aye.

**Christine Altman**

Aye. And I would also move to adopt Ordinance No. 2025-2, which establishes rates to be collected for the Regional Utility Service for sewer service.

**Mark Heirbrandt**

Second. Discussion? All in favor say aye. Aye. Motion carries. With that, is there a motion to adjourn.

**Christine Altman**

So moved.

**Mark Heirbrandt**

Second. Discussion? All in favor say aye. Aye. Motion carries.

**Christine Altman**

Thank you. And thank you for coming in and thanks for your comments.

**Adjournment: 11:39 am**

The following exhibits are comment letters received from the public.

**From:** [todd inman](#)  
**To:** [CJ Taylor](#)  
**Subject:** Fw: Proposed Utility District Ordinances  
**Date:** Friday, March 28, 2025 11:09:35 AM

----- Forwarded Message -----

**From:** todd inman <[tni222@yahoo.com](mailto:tni222@yahoo.com)>  
**To:** [CJ.Taylor@hamiltoncountv.in.go](mailto:CJ.Taylor@hamiltoncountv.in.go) <[cj.taylor@hamiltoncountv.in.go](mailto:cj.taylor@hamiltoncountv.in.go)>  
**Sent:** Friday, March 28, 2025 at 11:05:56 AM EDT  
**Subject:** Proposed Utility District Ordinances

Mr. Taylor and County Commissioners,

I would like to oppose any and all new ordinances to the utility district.

It is not the responsibility of any current residence to pay for a utility they did not ask for and being made to hook up unless they get a waiver. Footing the bill for a poorly thought out decision and now the county is trying to recoup money they took from the federal government and tax payers to fund this project. It is time for them to listen to the public instead of carrying out there own wishes and agendas.

First, most of the residences have been established long before any of the new required septic codes where in place. It would be difficult for most of them to afford hooking to this utility and a burden. Again they did not ask for this. Secondly, Rates for water are outrageous in most communities so after reading rates of course they are also outrageous. Agriculture in this area that have a need for water would have bills in the thousands of dollars during planting season. Which is not sustainable nor would it be in the long term.

The commissioners have not asked anyone, meaning the people that reside in the utility district, other than developers and there own interests . This is entirely evident by the three commissioners being on the board of both the utility and drainage board. Typical in other counties people that live in the areas, serve to represent the people. This is borderline a dictatorship in that there is no public say in what happens. No one asked for any of this and it is totally a one sided view. No one from the county has asked home owners or land owners if they wanted or needed a utility. So from my point of view this is not a option other than to oppose any utility hook up or fees. The whole thing needs to be rescinded and people that live in the areas to be on the boards to make decisions. There has been little to no thought into any of this just how much money can three people make for themselves. My voice is little and has no effect to change anything, but I thought this might be the only way to speak. Commissioners are elected to represent the people these three do not only their interests.

Thank you, T Inman  
317-385-4181  
[tni222@yahoo.com](mailto:tni222@yahoo.com)

**From:** [oscchance@gmail.com](mailto:oscchance@gmail.com)  
**To:** [CJ Taylor](#)  
**Cc:** [Mark Hall](#)  
**Subject:** Re: Utility Rate Public Hearing  
**Date:** Thursday, March 27, 2025 11:49:57 PM  
**Attachments:** [image001.png](#) [image002.png](#)

Dear CJ,

Thank you for submitting the following email during the public meeting for the ordinances setting costs for the utility district. I appreciate you reading these emails into the public record. While I have many questions and thoughts about the Utility District, I've chosen to keep my email as short as possible as I understand and have witnessed the length of time it takes to read into the minutes questions and comments from constituents, especially on ordinances that are so impactful to the community.

Thank you, Kimberly Chance  
317-603-1236

\*\*\*\*\*

County Commissioners and Utility District Board Members,

For the past several years, we have researched and studied the new utility district plans and the potential effects on the community within the district boundaries. Based on the many public meetings we've attended, starting with the first introductory meeting, I'm sure you are aware that this project is not popular with the northern Hamilton County community. In our opinion, many of the objections are rooted in fear. Some of your constituents fear the individual costs associated with this project, as well as the unknown and unpredictable consequences of requiring an entire community to participate in a utility very few asked for and support.

We've asked some of these questions before but without an answer we ask them once again. Our questions are the following:

1. Based on the fees and rates listed in the ordinance many may not have resources to connect to the sewer system without taking a loan. What provision and plan does the board/commissioners have for homeowners who are unable to get a loan or who cannot afford to pay on a loan?
2. Because this is a regional utility district, we understand the oversight of the district will be at the local level rather than state level. Considering that the Utility District board is comprised of the County Commissioners, who will provide oversight of the district board?
3. Do these ordinances (or are there other ordinances that apply) address regular audits of collected funds from taxpayers and rate payers?
4. Do these ordinances (or are there other ordinances that apply) allow for remonstrance of

rate increases or policy changes? To whom does a rate-payer address with concerns or complaints or remonstrations?

5. Do these ordinances lock in rates for a certain period of time or address procedures for the utility to ask for permission to raise customers rates? To whom does the Utility District Board address when seeking a rate increase?

Thank you for answering questions and considering our concerns before voting on these ordinances.

Additionally, we request this email be read into the minutes and included in the official written minutes.

Sincerely,  
Steve and Kimberly Chance

Good Morning! We would like this email read into the Regional Utility District meeting minutes and have the questions answered during the meeting.

We are concerned about the prices to connect and the monthly fees that will be billed for water and sewer hook-up.

We know we can apply for a 10 year exemption at an estimated cost of \$1200-2500. If approved by a county agency (hmm) then we can reapply 2 more times for 5 year exemptions – again at a cost to us. If we get lucky and get the 20 years of exemption, that will still cost over \$3600, assuming prices do not go up in 15 years.

According to Proposed Ordinance No. 2025-1, Ordinance Establishing Rates and Charges to be Collected by the Hamilton County Regional Utility District for Water Service the following rates and fees will be assessed to all residents that connect.

**ONE TIME/NON-RECURRING CHARGES**

Tap/Connection Charge	2,000.00
Application Fee	250.00
New Account Fee	20.00
System Development Charge	3,300.00
<b>Total</b>	<b>5,570.00</b>

According to Proposed Ordinance No. 2025-2, Ordinance Establishing Rates and Charges to be Collected by the Hamilton County Regional Utility District for Sewer Service the following rates and fees will be assessed to all residents that connect.

**ONE TIME/NON-RECURRING CHARGES**

Tap/Connection Charge	2,000.00
Application Fee	250.00
New Account Fee	20.00
System Development Charge	5,200.00
<b>Total</b>	<b>7,470.00</b>

For a total of one time/non-recurring charges for both systems of  $5570 + 7470 = \$13,040$ .

**QUESTIONS:**

**Are we correct that we will be paying double for each line item (once for water and once for sewer) on the one time/non-recurring fee chart?** Example: we pay twice for tap/connection charge, twice for application fee, twice for new account fee and twice for system development charge? **Or is there a combined one-time fee for the two systems and if so, what is that charge?**

**Assuming that those fees are waived**, we still are required to pay for the cost of running pipes from the house to the road for connection, collapsing the current septic system and possibly be



required to pay for a Grinder Pump, if needed. We have a geothermal system that will have to be considered before any pipes can be laid on our property and this could be an additional expense. We cannot estimate or be prepared for this type of expense because we don't know where we would be connecting to, how much pipe we would need, if we would need a grinder pump...we have not been given enough information for our property to make a good estimate for our expense. Based on the information presented from Wessler's on January 3, 2023, we are talking best case \$11,500 up to worse case \$42,500; that's based on costs from 2 years ago and we're sure the prices have gone up.

Now for the MONTHLY fees based on your ordinance 2025-1 and 2025-2:

We are using the fees/rates for the smallest meter (5/8 inch), however, no one has actually come talk to us about this project so we do not know what size meter we will need, so this is an assumption we are making and the fees could be higher...much higher.

Water	
5/8 meter	\$24.36
Per 1000 gallons	4.06
Fire Protection	4.59
 Sewer 5/8	
meter	45.23
Per 1000 gallons	4.95

According to the county website the average resident water bill will be between \$48.03 and \$61.06 and the average sewer bill will be between \$65.03 and \$79.88 for a total monthly charge of \$113.06 and \$140.94. This is definitely different than what the county had posted on their FAQ page at the beginning of the project with estimated costs stated as approximately \$97/month - \$36.51 for water and \$60.55 for sewer....it has already increased by a minimum of \$16 per month and no one has hooked up or has a working system.

#### QUESTION:

**Is there going to be a minimum usage charge: 1,000 gallons per month, 5,000 gallons per month, 7,000 gallons per month?**

**How long are these rates guaranteed: 1 year, 5 years, 10 years?**

We have heard that you need 1100 working systems to break even and that was before the request of an additional \$10 million...**what is going to happen to monthly rates if you do not get 1100 residents to hook up? Are you putting any safeguards in to keep the rates steady for more than 1, 5, or 10 years so those that do choose (or are forced) to hook up will not see their rates skyrocket due to poor planning on the utility districts part?** Residents that choose or are forced to hook up should be assured their rates are not going to continually increase because you do not get enough others to hook up. Many of these rural landowners are older,

retirees, or soon to be retirees and cannot afford another monthly payment with constant increases.

I know you will say that you are providing a service to people in the district. What you are actually doing is forcing people into an uncomfortable financial position and forcing a few people to bear the burden of developing a water system that will only benefit corporate home builders. I am being forced to pay tens of thousands of dollars for something I already have just so the county can increase the home density and tax revenues in our township. Please hear me when I say NO THANK YOU!

**FINAL QUESTION:**

**For each person on the Regional Utility District Committee please answer the following question...is your family going to be impacted by these costs...are you going to have to pay – out of your own pocket – to hook up to this system?**

Thank you for taking the time to read our concerns. We look forward to hearing your answers to these questions at the meeting so all residents understand what we have to look forward to.

Doug and Carol Sanquetti 3250 E  
236<sup>th</sup> Street  
Cicero, IN 46034

**From:** Mark Shogren <[mark.shogren@gmail.com](mailto:mark.shogren@gmail.com)>

**Sent:** Thursday, March 27, 2025 10:56 PM

**To:** CJ Taylor <[CJ.Taylor@hamiltoncounty.in.gov](mailto:CJ.Taylor@hamiltoncounty.in.gov)>

**Subject:** Hamilton County Regional Utility District Public Hearing March 28, 2025 Comment

You don't often get email from [mark.shogren@gmail.com](mailto:mark.shogren@gmail.com). [Learn why this is important](#)

Hello,

Since I will not be able to make it to the Public Hearing tomorrow morning, I would like my email read into the record on my behalf.

I have concerns over these proposed rates and the forced connections for home owners within the Regional Utility District.

I moved to the rural part of the county to get away from the big city, forced utilities, and the government bureaucracy driving a certain way of life.

These proposed rates are going to be overly burdensome to many home owners who are living on fixed incomes or living at the limit of their finances. Having to come up with \$30,000 that I don't have laying around to connect just to the sewer is going to ruin my finances if I can even figure out a way to come up with it. And what happens if I can't come up with the money for the connection fees and running the new lines and collapsing my working septic system?

My current septic system and well are working fine and have no signs of impending failure.

The well and septic system on this property were permitted and approved at the time of installation. Do I still need to apply for an exemption? What kind of costs can I expect to have to cover just to get my current septic system inspected and approved for exemption? What if I can't even come up with those funds?

What is the timeline I can expect utilities to be run near my property at 2191 E 266th St? I am assuming it will be very soon since my yard and others near me have been marked for utilities.

I know many people in this regional Utility District have the same questions and concerns.

Thank you for your time

Charles Mark Shogren 2191 E 266th

St.

Arcadia, IS 4603

**From:** [Katie Swarm](#)  
**To:** [CJ Taylor](#)  
**Subject:** Rate Ordinances for New Utility District  
**Date:** Friday, March 28, 2025 8:58:05 AM

Good Morning,

I am writing with concern about the rate ordinances for the new utility district at Bakers Corner. My family and I are current residents on 241st street. The fact is, neither our family nor our neighbors can afford these rates. We're all experiencing financial challenges with the increased property taxes, cost of utility hookup and the economy in general and the proposed rates just make that worse. We would ask that the rates be the same or comparable to the other districts and make this forced "improvement" financially available to the current residents.

Thank you  
The Swarm Family.

**From:** [Chris Thifault](#)  
**To:** [CJ Taylor](#)  
**Subject:** rate ordinances  
**Date:** Friday, March 28, 2025 1:22:45 AM

**Good morning CJ.**

**I would like to state my concerns as a resident of Cicero regarding the HCRUD water and sewer costs .**

**Since 1995, I have lived in Hamilton County and have paid property taxes . In the last 11 years alone, I have paid north of \$250,000 .**

**I believe there is truly no better county in Indiana to live in .**

**It should be no surprise that many others are relocating to our fine county daily for the same reasons you and I moved here .**

**My primary concern is with the costs for residents who are on fixed incomes who will struggle greatly to afford the connection fees of sewer and water , especially retirees and lower income families .**

**Regarding water , I understand that current est costs would be much more than Citizen water utility rates in Westfield.**

**I ask that you would consider a reduction in cost for such residents.**

**Thank you for your endless work to make Hamilton County shine brightly to all who take up residence here!**

**Warm Regards ,**

**Chris Thifault 23150 Deming  
Road  
Cicero IN 46034**

Elizabeth Fouch	4949 E. 24th St. Norcia 46032
	2840 E 236th Cicero, IN 46034
	WISSELE E. 24th St. Norcia
Mitchell Rockwell	11197 Linda Way 46662
BRAD LENARDSON	23716 Anthony Rd. Cicero IN 46034
Rhonda Gary	16 Bayview Dr Cicero 46034
Sherry Spil	12522 E 20th St
Shelby Wills	24011 Twilight Hills Dr. Cicero, IN 46034

**Present**

Christine Altman, Trustee  
Mark Heirbrandt, Trustee  
Connor Sullivan, Attorney  
Marty Wessler, Wessler Engineering  
Chris Janak, Attorney from Bose McKinney and Evans  
Oscar Gutierrez, Bondry  
Steve Wood, Buildings & Grounds Superintendent  
C.J. Taylor, General Manager  
Annette Harlow, Secretary

HAMILTON COUNTY REGIONAL UTILITY DISTRICT BOARD OF TRUSTEES



Mark Heirbrandt, President



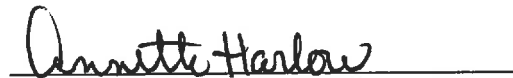
Christine Altman, Vice President



Steven C. Dillinger, Secretary

Date Approved 04/14/2025

ATTEST:

  
Annette Harlow

