TOWN OF SELLERSBURG
TOWN COUNCIL MEETING MINUTES
316 E. UTICA STREET SELLERSBURG, INDIANA 47172
AUGUST 24, 2026

CALL TO ORDER AND ROLL CALL OF MEMBERS
President Brad Amos called the meeting to order at 6:00 p.m.

Present: President Brad Amos, Vice President Terry Langford, Member Randy Mobley, Member Mark Grube, Member Matt Czarnecki, Town Attorney Jacob Elder, Town Manager Charlie Smith, Chief of Police William Whelan and Clerk Treasurer Michelle Miller.

PRAYER AND PLEDGE OF ALLEGIANCE

MOTION TO APPROVE THE AGENDA
M|S|V: Grube | Mobley | Vote: 5-aye, 0-nay, motion approved.

MOTION TO APPROVE MINUTES
M|S|V: Czarnecki | Mobley | Vote: 5-aye, 0-nay, motion approved.

SUNFLOWER VALLEY WATER PROJECT BID RESULTS

Dan Cristiani	$1,459,533.00
O'Mara	$1,798,275.00
Insituform	$1,641,145.00
Lawyer	$1,491,820.00
MAC	$1,688,000.00

Project will be awarded at the next Council meeting

ENGINEER OF RECORD, PRIME AE: Presents Project Status Report

MOTION TO APPROVE ALLOWANCE CLAIMS
M|S|V: Langford | Czarnecki | Vote: 5-aye, 0-nay, motion approved.

MOTION TO APPROVE AUGUST PAYROLL ALLOWANCE DOCKET
M|S|V: Czarnecki | Mobley | Vote: 5-aye, 0-nay, motion approved.

ORDINANCES

2026-OR-014 | ZONING MAP AMENDMENT
2026-OR-015 | ZONING MAP AMENDMENT
2026-OR-016 | ZONING MAP AMENDMENT
2026-OR-017 | ZONING MAP AMENDMENT
Approval on First Reading: M|S|V: Langford | Grube | Vote: 5-aye, 0-nay, motion approved.

2026-OR-018 | WATERWORKS CONSTRUCTION OF ADDITIONS, EXTENSIONS AND IMPROVEMENTS
1ST Reading: M|S|V: Mobley | Langford | Vote: 5-aye, 0-nay, motion approved.

TOWN OF SELLERSBURG
TOWN COUNCIL MEETING MINUTES
316 E. UTICA STREET SELLERSBURG, INDIANA 47172
AUGUST 24, 2026

NEW BUSINESS

APPROVAL OF BAKERTILLY AGREEMENT TO PROVIDE KEY FINANCIAL AND OPERATIONAL INFORMATION FOR THE MUNICIPAL UNIT STRATEGIC TASKFORCE (MUST):
M|S|V: Czarnecki | Mobley | Vote: 5-aye, 0-nay, motion approved.

APPROVAL OF PRIME AE INVOICE 22010436 FOR THE PARKS PROPERTY SURVEY FROM 2025 TO BE PAID OUT OF CEDIT
M|S|V: Langford | Mobley | Vote: 4-aye, 1-abstain by Grube, 0-nay, motion approved.

APPROVAL OF MAC CONSTRUCTION & EXCAVATING INC. CHANGE ORDER 2 FOR APPLELEAF MARKING IN THE AMOUNT OF $6,200.00:
M|S|V: Czarnecki | Langford | Vote: 5-aye, 0-nay, motion approved.

APPROVAL OF SIR SECURITY SYSTEMS LLC AGREEMENTS IN THE TOTAL AMOUNT OF $20,963.25:

Town Hall, Water and Wastewater Buildings:	$7002.60
Pool:	$1633.20
Police Dept:	$6525.90
Old Elementary School:	$2885.55
Emergency Call Buttons for Town Hall and Billing Office:	$2916.00

M|S|V: Czarnecki | Grube | Vote: 5-aye, 0-nay, motion approved.

MOTION TO ADJOURN:
M|S|V: Czarnecki | Mobley | Vote: 5-aye, 0-nay, motion approved and meeting adjourned at 6:57 p.m.

Minutes approved this **14th** day of **September, 2026.**

Brad J. Amos, Council President

Matt Czarnecki, Council Member

Terry Langford, Vice-President

Mark Grube, Council Member

Randall Mobley, Second Vice-President

Attest: Michelle D. Miller, Clerk Treasurer

These meeting minutes are not verbatim

Approved Contracts and Agreements approved at this meeting can be located online at:
https://gateway.ifionline.org/public/contract-search/

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

Agenda for
August 24, 2026, at 6:00 p.m.

1) Call to Order;

2) Roll Call;

3) Prayer / Moment of Reflection;

4) Pledge of Alliance;

5) Adopt / Amend Agenda as Presented;

6) Approval of Minutes;

7) Sunflower Valley Water Project | Bid Award

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) Approval of Payroll Allowance Docket;

11) Comments from General Public on Agenda Items Only;

12) Ordinances and Resolutions;
   a. ORDINANCE 2026 – OR – 014: An Ordinance Considering an Amendment to the Zoning Maps of the Town of Sellersburg, Indiana.
   b. ORDINANCE 2026 – OR – 015: An Ordinance Considering an Amendment to the Zoning Maps of the Town of Sellersburg, Indiana.
   c. ORDINANCE 2026 – OR – 016: An Ordinance Considering an Amendment to the Zoning Maps of the Town of Sellersburg, Indiana.
   d. ORDINANCE 2026 – OR – 017: An Ordinance Considering an Amendment to the Zoning Maps of the Town of Sellersburg, Indiana.
   e. ORDINANCE 2026 – OR – 018: An Ordinance Concerning the Construction of Additions, Extensions. And Improvements to the Waterworks of the Town of Sellersburg, Indiana.

13) Old Business;

14) New Business;
   a. Bakertilly Agreement | Key Financial and Operational Information for the Municipal Unit Strategic Taskforce (MUST)
   b. JTL / PrimeAE | Invoice 22010436 | Parks Property Survey at the Direction of the Council
   c. MAC Construction & Excavating, Inc. | CCMG 2026-1 Paving Project | Job No.: 261236-004R | Change Order: 2 | Appleleaf Marking | $6200.00

d. SIR Security Systems LLC Agreements

15) Miscellaneous Business;

16) Adjournment.

Jacobi, Toombs & Lanz, LLC
Consulting Engineers & Land Surveyors

BEST PLACES TO WORK IN INDIANA 2023 2024

TOWN OF SELLERSBURG 1890

TOWN OF SELLERSBURG
PROJECT STATUS REPORT
(Updates are in bold blue and italics)

August 24, 2026

WATER

Sunflower Valley Water

- Design complete.
- IDEM construction permit approved.
- Stormwater Pollution Prevention Plan (SWPPP) was submitted and found to be sufficient.
- Eliminating five (5) permanent easements.
- One SFV customer has not responded to a final notice with a required response date of 10/3. The letter indicated they would not be connected to the new infrastructure as a part of this project if they did not respond by the indicated date. (Cody Givans @ 312 St. Joe Rd. E)
- Have obtained 19 of 19 permanent easements and 31 of 31 right-of-entries.
- All transfer documents recorded.
- ***Advertising 7/25 and 8/1. Pre-bid meeting on 8/11.***
- ***Bids opened today, see attached Bid Tab.***

INDOT 31W Utility Relocation – Water

- Lawyer was the low bidder. Lawyer: $1,154,239; TRC: $1,294,200; PAF: $1,500,000.
- Lawyer was awarded the bid by Town Council.
- Change order adjusting the contract dates for substantial and final completion approved by Town Council.
- A punch list inspection was conducted on February 25th. The resulting punch list items were emailed to the contractor and to Sellersburg personnel (Charlie, Bill, and Lori).
- Continuing to work with Contractor to complete items on the punch list. Most items are finished. Some items require coordination with the road contractor and will be scheduled accordingly.
- All but two (2) punch list items have been completed. The utility contractor noted that the road contractor is currently working in those areas, preventing completion of the remaining items. The outstanding work will be completed once the road contractor has moved to other areas of the project.

- All but one (1) punch list item has been completed (sewer lateral at 124 N. Indiana Ave.). The utility contractor noted that the road contractor is currently working in those areas, preventing completion of the remaining items. The outstanding work will be completed once the road contractor has moved to other areas of the project.

Raw Water Main

- Held internal kick-off meeting with Engineering, Survey, and sub-surface utility teams.
- Pulled existing utility information along with the proposed alignments.
- Coordinating with IAWC about potential alternate alignment.
- Developed alternative alignments for discussion with Town Staff.
- Met with Town Manager to discuss priorities and constraints, as well as alternative alignments.
- Developed preliminary opinion of probable construction cost for alternative alignments.
- Completed drone-based LIDAR data collection along project corridor. Other field work on-going.
- Draft technical specification manual is compiled.
- Preliminary plan & profile design drawings are prepared & LIDAR information has been added.
- Plan and Profile drawings are being updated.
- Targeting a late 2026 bid advertisement.
- ***Coordinating financing along with Sunflower Valley project.***
- ***Updated project cost estimate developed for IFA.***
- ***During meeting with IFA today, decided to have late spring/early summer closing, separate from SFV.***

WASTEWATER

Town Center Sewer Extension

- Have made contact with all property owners. Multiple parcels are in process of approval/signature. Legal issue with Appell parcel.
- Revised offers sent to multiple property owners.
- Changes being made per property owners requests.
- ***Got layout from O'Neal, finalizing.***

INDOT 31W Utility Relocation – Wastewater

- See Water project update above

Hwy 60 SS2 Relocation

- Construction completed.

St. Joe East Relocation

- HWY 60 St. Joe relocation is advertised on Lynn Imaging. Bids due 3/20.
- Project on schedule to be out of conflict for INDOT projects.
- Bids received 3/20. TRC low bidder. Awarded to TRC at 3/23 Council Meeting.
- Pre-construction meeting April 15.
- Fiber line (Lumos) installed in conflict with relocations after INDOT issued work plan approval.
- ***Lumos will be relocating out of conflict soon. Once Lumos moves, TRC will complete the force main relocation.***

ROAD

CCMG Paving

CCMG 2026-1 Project

- Assisted Town Manager with submission of application for FY2026 grant funding prior to October 31 deadline.
- Notification of Award received on December 1, 2025. Sellersburg was awarded $508,106.
- Opened bids on 2/16/2026. Contract awarded to MAC Construction. The Notification of Contractor Award and Funding Request Documentation was prepared and sent to INDOT to request the grant disbursement.
- Held pre-construction meeting with MAC on 3/12/2026.
- Construction wrapping up. All that remains is striping.

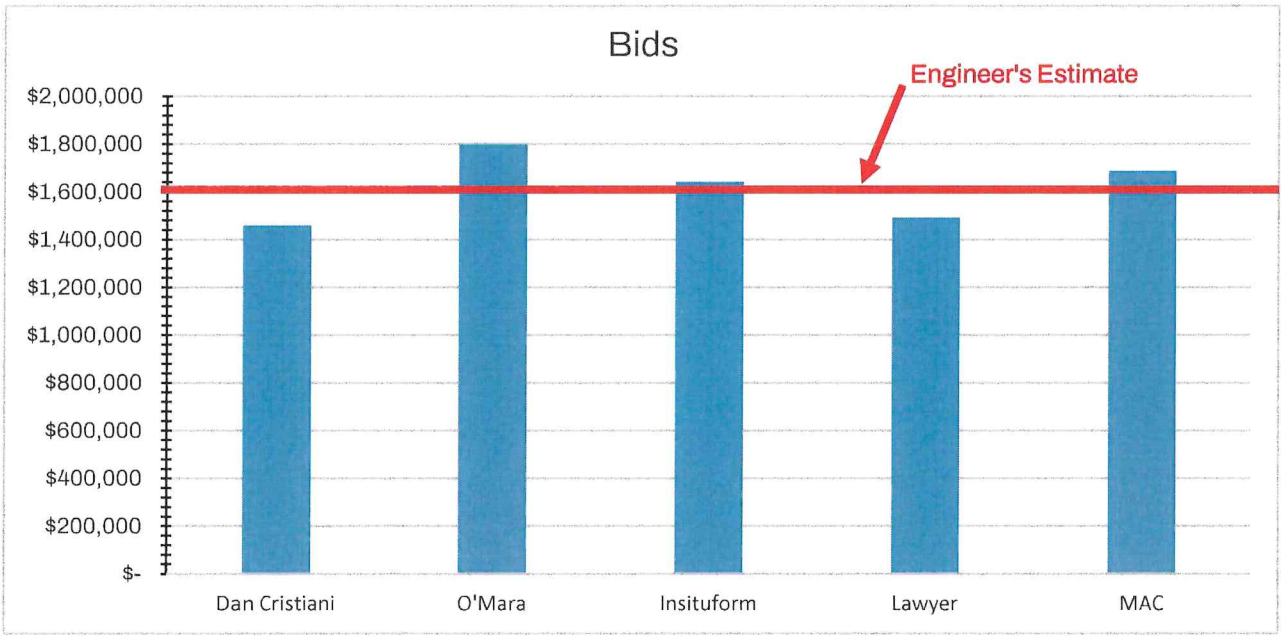
8/24/2026

Prime #22113

BID TAB

Town of Sellersburg

Sunflower Valley

Water Distrbution System Replacement

No.	Contractor	Total
1	Dan Cristiani	$ 1,459,533.00
2	O'Mara	$ 1,798,275.00
3	Insituform	$ 1,641,145.00
4	Lawyer	$ 1,491,820.00
5	MAC	$ 1,688,000.00
	Average Bid	*$ 1,615,754.60*
	Engineer's Estimate	*$ 1,600,100.00*