

TOWN OF HEBRON  
PLAN COMMISSION MINUTES  
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TOWN OF HEBRON PLAN COMMISSION MINUTES  
March 12, 2024

**PLEDGE OF ALLEGIANCE**

**MEMBERS PRESENT:** Mike Wallace Josh Noel John Spinks, Jr. Josh Carter

**ABSENT:** Tom Cichocki Ed Erb

**OTHERS PRESENT:** Brett R. Galvan, Attorney Sarah C. Bushell, Recording Secretary

**CALL TO ORDER:**

Mike Wallace called the meeting to order at **7:00 p.m.**; first item is the approval of the March 12<sup>th</sup> **Agenda** as presented;

John Spinks, Jr. made a motion to approve the March 12<sup>th</sup> agenda as presented; Josh Carter seconded the motion.

Motion to approve the March 12<sup>th</sup> agenda as presented carries **4-0**.

Mike Wallace asked for a motion to approve the **Minutes** as presented;

Josh Noel made a motion to approve the minutes as presented; John Spinks seconded the motion.

Motion to approve the minutes as presented carries **4-0**.

**Report of Officers:** Mike Wallace asks Brad if he has anything; Brad comments that they did correct the sump pump discharge at the Stage Coach; 38 permits out for Park Ridge; John Spinks, Jr.- some time ago, may have been last year there was the removal of the water/sewer tap fee application, they were condensed as to what the actual fees were for the development charges, it used to be on each of those, he went back to look and doesn't think it is on any of them; Brad- he will have to look and see; John Spinks, Jr. -is there a way we can put that back on there; Brad-sure; John Spinks, Jr. – it makes it an easier reference for all of us as we go through it before it would show water with the actual charge that went back to the street department, as well as the development charge, a couple of different things- Brad- no problem; John Spinks, Jr. – is that okay with this group?

John Spinks, Jr. makes a motion to put fees back on, for both water and sewer, on the applications; Josh Noel seconded the motion;

Motion to put back on the application the fees for both water and sewer carries **4-0**.

Mike Wallace asks if attorney Galvan has anything – attorney Galvan- outside of the annexation that will be coming through soon, the Plan Commission will have to consider it, that's it.

**Old Business:**

John Spinks, Jr. – under new business, we were looking at the system development fees and things, it was approximately two years ago that we sat down to bid to make sure our costs were covered, actual real costs-

Randy Decker- for the tapping fees; John Spinks, Jr. -are you comfortable that they're still covering the cost, or do we need to look at that again; Randy Decker- spent a little bit of time, hadn't had much time to look at it since he was asked to do that, looked at other towns, doesn't have his prices back as far as meters, would like to have a little bit of time to evaluate that; John Spinks, Jr. – okay, is that something we can have back in the next month; Randy Decker – yes, easy; John Spinks, Jr. – can we have that placed on the agenda next month. Mike Wallace - yes; Randy Decker – you're saying tapping fees, not necessarily the system development fees; John Spinks, Jr. – well that's above that, wants to make sure the fees you're actually collecting are covering the costs; Mike Wallace – is there any other old business?

**New Business:**

Mike Wallace – asked for a breakdown of system development charges-Jamie is not here, we can't ask that question; see where that money was being deposited, make sure we are keeping it tracked; John Spinks, Jr. – we had originally spoke of this at/on council to make sure to see if the system development charges were being placed in a separate line item, found out that they were being put into sewer/water improvement and we caught it in time, no real problems but it could cause so problems, so we'll have that conversation in the workshop, making sure they are put in a separate line item. My understanding is that there'll be an ordinance in front of the council to make sure that will happen, but like I said, we'll discuss that. To let everybody know, we collected approximately \$125,000 in development from the new subdivision. You might ask the question what were they used for, they are designed to be used for the next project so that any cost approved by the town can be offset by whatever it is that is being collected. In the past, they had been absorbed and used for other things, but planning forward we want to make sure we have those available.

Mike Wallace asks for a motion to adjourn.

Josh Noel made a motion to adjourn. Josh Carter seconded. All approved.

Motion to adjourn carries **4-0**.

There being no further business before the Plan Commission, meeting adjourned at **7:10 p.m.**

  
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Mike Wallace, President

  
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Sarah C. Bushell, Recording Secretary