



PUBLIC HEARING & MEETING MINUTES

PRINCE'S LAKES TOWN COUNCIL

PRINCE'S LAKES TOWN HALL, 14 E LAKEVIEW DR, NINEVEH, IN 46164

July 21, 2025

COUNCILORS PRESENT:

COUNCIL PRESIDENT LINDSEY HENSON
COUNCIL V PRESIDENT BRYAN TEARMAN
COUNCILOR CHARLIE BOURNE
COUNCILOR ANTHONY GIGER
COUNCILOR KEVIN HARRISON

CLERK-TREASURER PRESENT:

ERICA LYDEN-GIGER

TOWN ATTORNEY PRESENT:

LEE ROBBINS

STAFF PRESENT:

UTILITES SUPT SCOTT BLACKWELL

PUBLIC PRESENT:

see attached

Council President Henson called the meeting to order at 6:05 pm followed by the Pledge of Allegiance

PUBLIC FORUM:

Mike Gallamore gave a Park Board update:

A resident requested to put beehives behind the garden to help pollinate.

- Concerns about liability were raised, especially regarding allergies.
- Purdue Extension provided legal regulations and benefits of beehives.
- Fencing off the beehives was suggested to reduce risk.
- The Park Board has funds for fencing, and it would not be taxpayer money.
- The fence would be eight-feet tall.

Little League Scoreboards

- The existing scoreboards haven't worked since 2008 due to flood damage.
- The Park Board is partnering with the Little League to split the costs of two new signs.
- Bids range from \$4,800 to almost \$7,000 per sign.
- The goal is to install Wi-Fi controlled scoreboards.
- There is a question of whether there is Wi-Fi available at the field.
- Adult softball is being considered, raising concerns about alcohol in the park.

Wilderness Trail

- The wilderness trail is nearing completion. 90 cubic yards of mulch were donated.

A resident requested a stop sign at the corner of Kinman, Lakeview and Christian due to safety concerns. Councilor Anthony Giger raised concerns that a stop sign on the hill would cause issues in the winter. Advised resident to contact police department to increase patrols in the area.

Emily Cleary requested assistance with her utility bill due to a leak at the main. The leak caused thousands of gallons of water to be wasted, resulting in a high bill.

- Councilor Charlie Bourne motioned to provide a credit based on the cost of the water plus the regular bill and credit back the rest to Ms. Cleary and also allow Mr. Blackwell to figure out the amount of the credit and adjust her bill. Council Vice President Tearman seconded the motion, Councilor Kevin Harrison voted yes, Councilor Bourne voted yes, Councilor Giger abstained, Council President Henson voted yes, Council Vice President Tearman voted yes, motion passed.

A resident expressed concern about detainees coming to Camp Atterbury and requested a meeting with law enforcement. The resident lives close to the back fence. Mrs. Henson stated meeting between Atterbury and the Town is pending approval from the Governor.

APPROVAL OF MINUTES:

- Council President Henson motioned to approve the June 16, 2025 regular meeting, July 11, 2025 executive memorandum and July 11, 2025 special meeting minutes. Councilor Bourne seconded the motion and passed unanimously.

TOWN MARSHAL REPORT:

Marshal Greg Southers was absent no report given

WATER/WASTEWATER REPORT:

Superintendent Scott Blackwell presented the Council with his report including a comparison of customer rates in the area and stating 85% water efficiency for the month. An incident occurred on Nineveh Road where a bore company hit a water line. The insurance is dealing with the incident. The three-year sanitary sewer inspection survey resulted in five minor deficiencies, which were corrected within 24 hours. The DCIP Grant application has been submitted and validated by the Department of Defense. The effect on housing at Camp Atterbury and ICE may help the grant application. The SCADA project with Camp Atterbury has been completed. Mr. Blackwell is considering promoting someone from within to the position of assistant superintendent. He plans to present this to the board next month.

STREET DEPARTMENT REPORT:

No report given

CLERK-TREASURER REPORT:

Clerk-Treasurer Erica Lyden-Giger presented General, Utilities, June 19, 2025, July 3, 2025, July 17, 2025, allowance docket claims and HWC invoice #9 and ask the Council for approval in the amounts of \$139,690.86, \$351,578.00, \$42,720.47, \$46,818.47, \$41,418.01, \$9,450.00. Mrs. Lyden-Giger presented Resolution 2025-03: Park Event Earnings Fund. Creating a park event earnings fund to separate monies earned from park board festivals and other funds from donations. Funds currently in the regular park fund, \$2,350.00 will be transferred to the new fund. She also stated SBOA completed their audit and it came back with zero issues.

- Councilor Bourne motioned to approve all claims as presented. Council President Henson seconded the motion and passed unanimously.
- Council President Henson motioned to approve Resolution 2025-03 as presented. Council Vice President Tearman seconded the motion and passed unanimously

Council President Henson called the public hearing to order approximately 6:22 pm

Rate consultant, Steve Brock stated the reason for the public hearing is because it is a requirement by the state of Indiana for raising rates and charges. The rates will be introduced tonight. Current water rates for an average customer in Prince's Lakes range from approximately \$27 per 3,000 gallons to \$34 per 4,000 gallons. Reason for rate increase is because the Town needs to build a new water storage tank due to the current one failing. The project costs approximately \$4 million, and the Town is borrowing money from the Indiana State Revolving Fund at a 4.6% interest rate for a potential 35-year term. The Indiana State Revolving Loan Fund financing is the best option because there are no transaction fees and the Town benefits from the state's AAA credit rating. Mr. Brock also said according to Title 8 of Indiana Code, water rates can include operation, maintenance, taxes, extensions and replacements, debt service, and debt service reserve. An 18% rate increase is being considered, which would add about \$5 or \$6 to the average customer's bill. Other percentages (15% and 12%) are also workable but would provide less money moving forward.

Mr. Blackwell said we have a 1 million gallon underground storage tank built in 1942 that leaks, and with a wood-structured roof. The roof is not safe, and it is cheaper to build a new storage tank than to replace the roof on the old structure. The project is a necessity to avoid a potential collapse of the reservoir, which would cause significant problems. The Town has improved efficiency over the last five years, increasing from the low 60s to the 80s in terms of water produced versus water sold. The Town has absorbed cost increases due to inflation for the last few years through improved efficiency. Chlorine costs have increased by 100% in four years. The cost of some pipes has increased by 151% since January 2020. The Town is always looking for grants. He said we have received smaller grants in the past for various projects, such as a new pull-behind backhoe, portable generators, and a utility truck with a crane.

A resident questioned why the failing storage tank wasn't addressed sooner. Mr. Blackwell's response was that the Town has been trying to keep costs low and has been addressing issues as they arise. He started a priority list in 2020 and has been checking things off the list and this project has been being worked on for the last two years.

A resident has concerns that rates never go down, despite promises to the contrary. A resident stated that they were told that after the sewer system was paid off, rates would start coming down, but that never happened. Charlie Bourne stated in 2012, the interest rates were 2% to 2.5% and the Town decided to refinance to save on interest.

Peggy Hittle asked about the 18% increase. Mr. Brock stated he recommended three rates, aiming for a balance between cash flow, contingencies, and a good balance sheet. The 18% rate is being advertised for public hearings, but it can be lowered without re-advertising. Jim Young questioned why Cordry Sweetwater and Trafalgar are not charged more. Mr. Brock stated there are different rates for different types of customers based on system usage. The contract rate for those customers is increasing by the same percentage as everyone else's rate. An across-the-board increase is

deemed fair, and a cost of service study could determine the actual cost to serve each customer class. The average customer using 34,000 gallons will see a \$5 to \$6 increase due to the 18% rate increase. The rate increase is needed to fund a \$4 million building project to replace an aging facility. The new 1.5 million gallon capacity tank will provide one and a half days' worth of storage. The increased capacity also accounts for projected growth in Trafalgar. The council is considering an 18% rate increase over either a 25-year or 35-year loan term. Mr. Robbins presented ordinance 2025-06 and asked to be introduced. An Ordinance amending water rates and charges.

- Councilor Bourne motioned to introduce Ordinance 2025-06 with an 18% increase in water rates and charges and a 25-year loan term. Councilor Giger seconded the motion and passed unanimously.

Council President Henson closed the public hearing.

Jon Query with HWC said a notice of award for the contractor is needed to avoid going past the 90-day deadline and incurring different wage rates for approval for notice of award and asked for approval.

- Council Vice President Tearman motioned to accept the bid from Mid Atlantic Storage and authorize Lindsey Henson to sign. Councilor Giger seconded the motion and passed unanimously.

ATTORNEY'S REPORT:

Mr. Robbins presented the bond ordinance from the bond council related to new water reservoir project. He stated it is a necessary procedural step for incurring debt through the State Revolving Fund program.

The ordinance authorizes up to \$5,250,000 of debt.

The bond council ensures all legal requirements are met for authorizing the debt.

Adoption of Ordinance 2025-07

The board can adopt Ordinance 2025-07 tonight with unanimous consent.

The ordinance authorizes the construction project and the issuance and sale of revenue bonds

- Council Vice President Tearman motioned to adopt 2025-07. Council President Henson seconded the motion and passed unanimously.

OLD BUSINESS:

Mr. Robbins stated trash specs are still a work in progress, with an option for recyclables being considered. The goal is to create a bid with various service levels and costs for the Council to decide. The basic service includes the requirement for contractors to drop off 96-gallon trash totes. Mr. Robbins will find out about the state of variations trash collection services: basic services (weekly pickup), heavy trash pickup (once a month), and recyclables (every other week) and prepare a bid for Prince's Lakes with different scenarios.

Each variation has a four-year contract firm and a two-year contract. He wants to advertise for bids and solicit trash contractors, aiming to do so by September and wants to circulate the form with all the variations for review. Another option is to put it on the agenda for August 18 for a final decision. A four-year contract will likely yield a better price than shorter contracts. A shorter contract might be preferable due to potential pushback from residents. Community cleanups could be affected by the new trash service.

Mr. Harrison said the Planning Commission wants to compile all changes into one hearing to avoid multiple advertising expenses. Combining the chicken ordinance with other zoning ordinance changes could be risky, as it would require an all-or-nothing vote. Discussion was made about having chicken ordinance voted on separately.

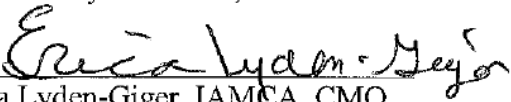
NEW BUSINESS:

Mr. Giger asked Mr. Blackwell about the pool fill credit. There is a window to ask for a fill credit on pool water, currently, residents must request the credit by May 1st. Mr. Blackwell was unclear on the reasoning behind the May 1st deadline.

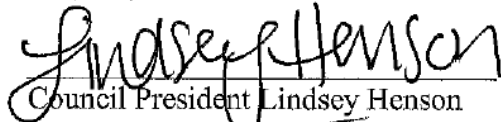
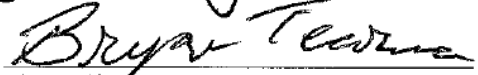
The credit is a one-time credit for filling the pool. Discussion was made about redefining the credit and potentially adding time limits. The credit involves adjusting sewer charges. There was a suggestion to require water receipts for the credit. Mr. Robbins is going go over current ordinance and provide information back to the Town Council.

With no further business before the Prince's Lakes Town Council, Council President Henson adjourned the meeting at 8:08 pm

Respectfully submitted,


Erica Lyden-Giger, IAMCA, CMO
Clerk-Treasurer

Council:


Council President Lindsey Henson

Council Vice President Bryan Tearman

Councilor Charlie Bourne



Councilor Anthony Giger



Councilor Kevin Harrison



SIGN IN SHEET

PRINCE'S LAKES TOWN COUNCIL
Public Hearing & REGULAR MEETING
MONDAY JULY 21, 2025

PLEASE PRINT

1. Kym Osborene
2. John Adams
3. Tammy Kelly
4. TERRY Maynard
5. Elissa Maudlin
6. Phil Montarsi
7. Peggy Hittle
8. Kinda Hillmer
9. Larry Soggan
10. Cheryl Soggan
11. Mary K. Brizendine
12. Tyler Schmidt
13. Jim Higgins
14. Jon Query
15. Katelin Gray
16. Kaitlyn Tuckett

17. JAMES YOUNG
18. Marie & Todd Collier
19. John Diemer
20. John & Julie
21. Susan Apple
22. Stem Brub
23. Emily Cleary
24. Mike DeLam
25. _____
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