



## MEETING MINUTES

### *PRINCE'S LAKES TOWN COUNCIL*

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

August 17, 2026

COUNCILORS PRESENT: COUNCIL PRESIDENT LINDSEY HENSON, COUNCIL VICE 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: MARSHAL GREG SOUTHERS, UTILITIES SUPERINTENDENT SCOTT BLACKWELL, STREET DEPARTMENT SUPERVISOR TONY PIKE

PUBLIC PRESENT: Richard Hanlin, Catherine Gleason, Jim Norcross, Amy Norcross, Miranda Findley, Shawn Seals, Jill Gill, Linda Miller

#### **SPECIAL GUEST:**

Council President Henson called the meeting to order at 6:00 pm followed by the Pledge of Allegiance

Miranda Finley, Director of Community Engagement and Grants for the Johnson County Community Foundation said in the first half of 2026, they conducted listening sessions with a consulting company and hundreds of participants from various sectors. After those sessions the Community Foundation realized the need for more community engagement. Prince's Lakes Park Board approached the Foundation about the new Veteran's Memorial and Mrs. Finley informed the Council that the Park Board has received and \$11,172.00 grant from the Community Foundation to go towards the Veteran's Memorial.

#### **PUBLIC FORUM:**

Linda Miller (8681 South Kidman) reported that her neighbor's private water line has been broken for months and consistently flows into her front yard, causing it to be wet. Mrs. Miller has spent money on contractors to move her driveway and install a new French drain system to manage the water. She has spoken with the Town's utility superintendent; Scott Blackwell and he is aware of the issue. He said they have confirmed the leak is on the neighbor's property, and have attempted to contact the neighbors multiple times by leaving door hangers, having conversations and sending emails. Mr. Blackwell said the neighbors are aware of the leak but they have not fixed it. Mrs. Miller has been unable to speak with them directly and asked Council if a formal letter to the neighbor encouraging them to fix the leak can be sent. She would like to avoid legal action between neighbors. Council Vice President Bryan Tearman considers this a civil matter between

neighbors. Town Attorney Lee Robbins stated there is no existing ordinance that can be applied to force the neighbor to fix a private water line leak that causes water to run onto an adjoining private property. Mrs. Miller plans to speak with the neighbor's husband to try and resolve the problem.

### **APPROVAL OF MINUTES:**

- Council President Henson motioned to approve the July 20, 2026 regular meeting minutes. Councilor Bourne seconded. Motion carried.

### **PARK BOARD REPORT:**

Amy Norcross informed the Council that the Dog Park gate is broken due to a lightning surge that fried the keypad. A new keypad is on order from a company in Columbus, but delivery is delayed due to continued rain and lightning. The Dog Park was closed to prevent vandalism, resulting in approximately three weeks of lost usage for members, but they will receive an extra month for free due to the closure.

### **TOWN MARSHAL REPORT:**

Marshal Greg Southers gave his report and said July was a busy month, with 39 traffic stops. They are focusing on school buses and traffic due to the start of the school year. They lost a computer at Town Hall due to a lightning strike, and additional related issues were reported by Clerk-Treasurer, Erica Lyden-Giger.

### **UTILITY REPORT:**

Superintendent Scott Blackwell presented the Council with his report. He stated over the past five weeks, the Town experienced three lightning strike incidents related to the water tower, resulting in the loss of a computer, phones, and internet. He said he is going to contact Empower to upgrade the water tower's grounding. He said the wastewater plant previously experienced frequent lightning hits but after spending \$7,000 on lightning suppression updates 10 years ago they have not had any trouble. He said the annual water loss report has been completed, validated, and submitted to IFA, meeting all requirements. About half of the Town's water meters have been replaced. The Town received a \$750,000 OCRA grant for the \$3.2 million waterline project, making it one of 19 recipients in Indiana. Mr. Blackwell said the project is expected to go to bid around the first week of December. He feels bidding might be lower than originally thought. Congressman Shreve is assisting with another grant, which has passed the House Appropriations Committee. The next step is a full House vote hopefully in October. The new reservoir is full and operational. It is currently undergoing a week long test period before the old infrastructure is removed. He has taken two cybersecurity classes that focused on protecting water companies and said the SCADA system requires manual, in-person adjustments for chlorine and chemical controls, with no computer-based adjustments possible. The office utilizes double firewalls for extra cyber protection.

The Nineveh lift station is online and has been recording daily flow for approximately two weeks. Preliminary data shows about double the water intake compared to what is currently being billed. He would like to have about two or three months' worth of data to have a confident average. Mr. Blackwell said if the flow continues, what they charge Nineveh will need to be adjusted which could potentially motivate Nineveh to sell its utility. The Nineveh Conservancy District is aware of the situation, and he plans to attend a Nineveh board meeting to discuss the preliminary numbers and encourage future planning.

The billing system will switch from Invoice Cloud to BSA on August 19<sup>th</sup>, customers who currently use Invoice Cloud will need to re-sign up with BSA after this date. He said they have put information on last month's bills. The August 19<sup>th</sup> date was chosen to provide the longest possible grace period for customers to transition, though some problems are anticipated.

Mr. Blackwell said most of the Town's existing air reliefs are over 20 years old and are not functioning correctly. He has a theory that malfunctioning air reliefs in the back of the Lakes cause air to be pushed up to Lakeview, causing the odor problems near Town Hall. He said trapped air creates significant back pressure in the sewer lines, which previously affected progressive cavity pumps and led to their replacement with centrifugal pumps. They are purchasing four air reliefs at a time with a plan to replace all 20 or so units this year. Properly functioning air reliefs are crucial for system health, reducing the workload on individual grinder pumps, and preventing issues like trapped air that can trigger oxygen sensors in manholes. Even if odor issues are not fully resolved, replacing the air reliefs will significantly benefit the overall system.

Mr. Blackwell said he is going to make changes in employee responsibilities and associated pay raises for two positions and asked when the best time for that would be. Clerk-Treasurer Erica Lyden-Giger suggested in November because December is when they will adopt the new annual salary ordinance. He would like to try to avoid mid-year changes. Council President Henson suggested developing a program for mid-year incentives such as a stipend or one-time bonus for exceptional performance or increased roles, rather than granting mid-year raises every year. Concerns were raised about employees receiving multiple raises within short periods and the perception that Audrey's proposed raise was significantly higher than those received by other Town employees. There was also a concern about creating a culture where employees might threaten to leave to secure raises, potentially exceeding the Town's financial capabilities. Council Vice President Tearman supported Mr. Blackwell's efforts, recalling past struggles to achieve equitable pay and retain employees who were head hunted by other towns. He emphasized the need for the rate based utility to operate like a business, keep pay equitable with the industry, and retain trained personnel. Mr. Blackwell plans to make changes in the employee structure in November.

### **STREET DEPARTMENT REPORT:**

Street Department Supervisor Tony Pike said they have been working on low hanging branches to help bus routes and most are done. The ruts on Riser have been taken care of. They cleaned the ditch and installed riprap installed down Andy's and Lakeview. He is working on the paving application for next year, due by September 30<sup>th</sup>. Calculations for expected funds will be available next week. Mr. Pike is going to attending an Asphalt 101 Seminar next week. The paving project should start in the next week or two. It has been posted on Facebook about upcoming road paving. He is going to notify residents about paving on Nash and Lakeview. Contractors are applying 1.5 to 2 inches of asphalt evenly across the road to prevent complaints about contour changes.

### **CLERK-TREASURER REPORT:**

Clerk-Treasurer Erica Lyden-Giger presented General, Utilities, July 30, 2026 & August 13, 2026 allowance docket claims and ask the Council for approval in the amounts of \$75,983.30, \$209,413.95, \$45,051.78, & \$49,157.01. HWC invoice #22 \$23,879.66, Mid Atlantic pay app #7 \$238,864.16, Jerrell Consulting \$39,000.00 and Jerrell Consulting Contract. Mrs. Lyden-Giger said the budget public hearing is scheduled for next month. The budget process is more

complicated this year due to a new system and a new budget platform in Gateway. She also said a meeting with consultants Jim Higgins and Janet is scheduled to discuss SEA1 and the budget. A 4% raise is proposed for budgeting purposes, not for setting the final salary ordinance.

- Council President Henson motioned to approve all claims as presented. Councilor Bourne seconded. Motion carried.
- Council President Henson motioned to approve the Jerrell Consulting contract. Councilor Bourne seconded. Motion carried.

### **ATTORNEY'S REPORT:**

Town Attorney Lee Robbins stated Marshal Southers contacted him about being able to write tickets for ordinance violations. An Ordinance Violations Bureau already exists and has been in place. He needs to get a schedule of offenses together such as prohibited parking, abandoned vehicles, nuisance violations, animals running at large, weeds, and vegetation. Currently enforcement is low, officers are not writing many citations for these violations. Mr. Robbins needs to understand what types of ordinance violations Marshal Southers intends to start writing. The structure and ordinance are already in place; no action is needed unless changes to the schedule or fines are desired.

Mr. Robbins brought up the emergency route concern. An agreement from 2008 or 2009 was found between North Lake and Russ Johnson, allowing North Lake to use a back way to leave town. This involved an escrow arrangement for gravel and road clearing. The route was actively used by North Lake at the time. The original term was a five year term that automatically renewed every two years. He has not been able to find a signed copy of the agreement and asked the Clerk-Treasurer to see if she has a copy. He knows that easements were signed but not recorded. Mr. Robbins left a message for Mr. Johnson, but has not received a return call. He needs to determine if an existing agreement is in effect before requesting a new one. To his knowledge, no notice of termination was ever given by Mr. Johnson. It is believed that everyone may have forgotten about it, and he has no interest in terminating. The road is over grown again and will need some maintenance.

### **OLD BUSINESS:**

Mrs. Henson wanted to again address the residents of Prince's Lakes and ensure that the license plate reading cameras, are not Flock cameras. They are not tied to AI, or the NCIC (National Crime Information Center) index used by law enforcement or any other national system. These cameras are motion-detected and capture a picture of the back of a vehicle (including the license plate), along with the time, date, and location, when it drives by.

Marshal Southers stated information is stored locally for 30 days and then deleted. The data is considered proprietary information belonging only to the Town of Prince's Lakes and is not shared with any other agency, private company, or individual. The cameras do not provide automatic real-time notifications to police officers. They serve as an investigative tool for officers to "investigate going backwards" after an incident. Officers must still run plates in a separate system.

Flock cameras operate in real-time, read license plate numbers, collect data, and send immediate notifications to police officers. The cameras are extremely useful. The Town Marshal reported a significant reduction in crime, estimated between 35% and 55%, and a decrease in drug activity

since the cameras were publicized in 2021.

Jim Norcross made a comment that Flock camera maps show that Prince's Lakes has two Flock cameras. This is causing residents to believe the Town uses Flock cameras. Mrs. Henson understands the concern and confusion this can cause, but the Town has no control over the maps that are available online. Marshal Southers said the IT department ensures compliance with State law regarding the storage and that only officers have access to the data. After discussion Council agreed for the continued use of the cameras by the Town Marshal as they have been and he will develop Standard Operating Procedures (SOPs) for camera usage.

Mrs. Henson said the Town's tornado siren is not consistently working. She contacted dispatch and confirmed there are no issues with the radio frequency. Table Rock is scheduled to visit on Friday to diagnose the problem during a test. Mrs. Henson also said Table Rock offered to train a Town employee for the six-month maintenance checks.

Mrs. Henson asked about the proposed BAM weather alert system. Mr. Tearman asked what the service was and Mrs. Henson recommend watching last month's meeting because Paul, from BAM, gave a lot of useful information and explained the service well. She also stated the service costs \$4.50 per household per year, for the Town's 800 customers, the total annual cost would be \$3,600. Mrs. Henson suggested to start with a smaller number of subscriptions, maybe 500 for approximately \$2,500, and scale up if needed. Suggestions were made that citizens could make contributions to help get the service for everyone, selling the old tornado siren, or seeking grants. The system could provide valuable data for utilities, such as lightning damage records, road conditions, serious temperature drops, and snow/moisture data. It is a business program and would cost \$4,000-\$5,000. Mrs. Henson will ask Paul, from BAM if a trial period can be offered to Council members and town department heads.

#### **NEW BUSINESS:**

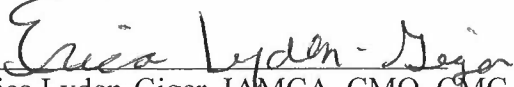
Councilor Giger asked Mr. Robbins if a rate analysis should be done about every three years, to avoid large increases. Mr. Robbins suggested asking Jim Higgins about a long-term rate strategy. Mr. Robbins and Mr. Blackwell think it is a great idea to adopt an ordinance to implement a suggested 1.5% rate increase each year over the next five years. Small increments each year versus charging residents with significant price hikes would be ideal. Rate consultants typically provide projections for one, three and five years to cover operational, maintenance, and debt service costs.

Mr. Giger said Council needs to move forward on the new community center. There is an OCRA grant for \$750,000 that the utility was awarded and the Town would be able to apply for it. The grant application requires a four member board and an advisory board. The Advisory Board would also be responsible for reaching out to businesses for donations. Mrs. Lyden-Giger stated Patronosity is a funding option with a one hundred percent match if you meet your goal. Mr. Giger said an estimate would be \$1.5 million to \$2 million for a nice size building, with a basketball court and other amenities. An architect has been consulted on the project.

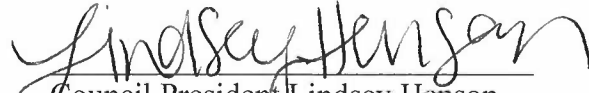
Mrs. Henson said an existing ordinance does not allow for like farm stands for people to set up and sell home baked goods and other stuff like that. She would like to see that change.

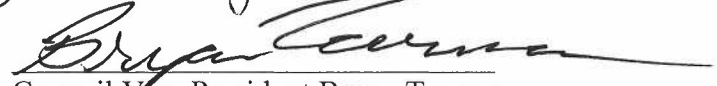
With no further business before the Prince's Lakes Town Council, Council President Henson adjourned the meeting at 8:31 pm

Respectfully submitted,

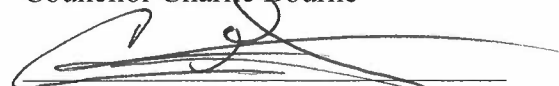
  
Erica Lyden-Giger, IAMCA, CMO, CMC  
Clerk-Treasurer

Council:

  
Council President Lindsey Henson

  
Council Vice President Bryan Tearman

  
Councilor Charlie Bourne

  
Councilor Anthony Giger

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Councilor Kevin Harrison