



MEETING MINUTES
PRINCE'S LAKES TOWN COUNCIL
PRINCE'S LAKES TOWN HALL, 14 E LAKEVIEW DR, NINEVEH, IN 46164
November 17, 2025

COUNCILORS PRESENT: COUNCIL V PRESIDENT BRYAN TEARMAN
COUNCILOR ANTHONY GIGER
COUNCILOR KEVIN HARRISON

COUNCILORS ABSENT: COUNCIL PRESIDENT LINDSEY HENSON
COUNCILOR CHARLIE BOURNE

CLERK-TREASURER PRESENT: ERICA LYDEN-GIGER

TOWN ATTORNEY PRESENT: LEE ROBBINS

STAFF PRESENT: MARSHAL GREG SOUTHERS
UTILITES SUPT SCOTT BLACKWELL

PUBLIC PRESENT: MIKE GALLAMORE, CATHERINE GLEASON,
RICK ANDERSON – VERGEY, PHIL MOTARSI,
JIM JACKSON, BEN PERSONETT, MICHELLE
DAVIS

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

OFFICER RECOGNITION

Marshal Southers stated on November 17, 2024, at 10:40 AM, Officers Lisa Vest and Jim Jackson responded to an unresponsive person at 8566 South Riser Drive. They found a 36-year-old white male, Justin, unresponsive on the ground. Officer Vest performed CPR, saving Justin's life. Today, Justin is deer hunting after recovering in the hospital. Officer Vest received an award from the American Heart Association for saving a life. Officer Vest has been a reserve officer for the Town of Prince's Lakes for 17 years and she will not take over the department's training.

Rick Anderson with Veregy met with Scott Blackwell, Bryan Tearman and Mike Gallamore about energy conservation. Veregy does energy conservation projects for municipalities. Indiana is a regulated utility state, unlike Illinois, Michigan, and Ohio. Average rate increases have been around 6% over the past 15 years, but recently have been 15-20%. Veregy aims to help municipalities become more energy independent.

Indiana Code (IC) 36-1-12.5 allows municipalities to buy differently with guaranteed savings. Veregy guarantees a dollar amount in savings, and if they save less, they write a check to the

municipality. They assess anything connected to utilities, including HVAC, lighting, and solar. The Inflation Reduction Act may provide a 30% return on solar, geothermal, or battery technology projects. A letter of authorization is needed to get third-party information from utilities, which is at no cost to the Town. The assessment will take about six weeks to two months to complete.

- Councilor Giger motioned to move forward with the assessment with Veregy. Council Vice President Tearman seconded. Motion carried.

PUBLIC FORUM:

- Mike Gallamore gave a Parks Department update. The festival was successful. The designated outdoor refreshment area and the sale of alcoholic beverages were very well received. The circus will return in two years. The board is working on a three-to-five-year plan for future projects. Changes are coming to the Parks board due to term expirations. Mr. Gallamore and Tim Umball's terms are expiring and they will not be returning. Catherine Gleason is the current vice president and is expected to be elected president by the new board. The board is looking for new members and associate members (non-voting advisors). Next festival date: October 3, 2026.

State Representative Michelle Davis visited the meeting. She is gathering information on Senate Bill 1 and its effects on Johnson County. She is also running for a state senate seat in District 41. Councilor Giger stated SENATE BILL 1 is a concern due to the fact that the Town could lose revenue due to vacation homes if money is distributed by population rather than houses. He estimates 80-85% occupancy rate, potentially losing 15-20% of revenue. Clerk-Treasurer Erica Lyden-Giger is concerned that the county will take a large percentage of the money, leaving small towns with less. State Representative Davis said input is appreciated, especially since the short session may not address all issues.

APPROVAL OF MINUTES:

- Councilor Giger motioned to approve the October 20, 2025, and November 5, 2025 meeting minutes. Councilor Harrison seconded. Motion carried.

TOWN MARSHAL REPORT:

Marshal Greg Southers request to hire Jordan Anderson full-time starting December 1st. Proposed salary: \$54,000.00. Marshal Southers stated he wanted to have a Christmas dinner for his officers and Clerk-Treasurer, Erica Lyden-Giger reached out to Joe Sandifer with Huntington Insurance, and Mr. Sandifer is going to fully sponsor the dinner. Marshal Southers thanked Mr. Sandifer.

WATER/WASTEWATER REPORT:

Superintendent Scott Blackwell presented the Council with his report. He has a meeting with the attorney for Nineveh's Fire District to discuss a new ISO reading. OCRA grant application date is April 1st. Two events negatively impacted water efficiency this month: Reservoir replacement and a line break in Camp Atterbury. Mr. Blackwell requested to approve the purchase of two 30-yard heavy-duty dumpsters for the wastewater plant. Current dumpsters were purchased in 2010 and

need replacement. Two quotes: \$17,400 (delivered) and \$16,600 (shipping only). Seeking approval for up to \$17,500 to allow for negotiation and potential trade-in value.

Wastewater treatment charges for Nineveh Conservancy District are currently based on water consumption of approximately 250 customers. A 2016 study showed that more flow goes through the lift station than what they are charged for due to infiltration. In 2013, an agreement was made to install a meter on the force main to base charges on actual flow. Maddox Industrial can install the meter, calibrate it, and do a walkthrough for \$20,750. This includes putting in a manhole, cutting in the line, and running power to the lift station. Mr. Blackwell estimates the meter will pay itself off in 4-6 months and predicts that once the customer sees the flow they are paying for, they will either fix infiltration problems or pay what is due. He is asking for approval to get the meter installed by Maddox. The flow meter is always necessary to monitor and provide black and white proof. It will help determine necessary fixes and serve as a checks and balances system even if they were to own the system.

- Councilor Giger motioned to approve up to \$17,500 for Mr. Blackwell to purchase two 30-yard dumpsters. Councilor Harrison seconded. Motion carried.
- Councilor Giger motioned to install the new meter for the Nineveh Conservancy lift station for \$20,750.00. Councilor Harrison seconded. Motion carried.

CLERK-TREASURER REPORT:

Clerk-Treasurer Erica Lyden-Giger presented General, Utilities, October 23, 2025 & November 6, 2025, allowance docket claims and ask the Council for approval in the amounts of \$145,996.48, \$242,463.11, \$39,890.87, \$44,262.56. HWC #13 for \$4140.00, Mid Atlantic Storage System \$560,818.25, and Jerrell Consulting #2 \$2500.00 and #3 \$5,000.00. Mrs. Lyden-Giger also presented Boyce Disaster Recovery for \$350.00 and Southside Electric for \$3550.00 to install two new meter boxes at the park. Mrs. Lyden-Giger presented Resolution 2025-09, A Transfer Resolution for MVH for \$2500.00 and asked for approval. She also informed Council that she was going to have American Legal start hosting our minutes like the do our ordinances. It is very minimal costs to host the minutes since they have to be kept forever. Once they get converted into digital format, the new format becomes the original record.

- Council Vice President Tearman motioned to approve all claims as presented. Councilor Giger seconded the motion and passed unanimously.
- Council Vice President Tearman motioned to approve Boyce Disaster Recovery and Southside Electric. Councilor Giger seconded. Councilor Harrison voted no, Councilor Giger voted yes, Councilor Tearman voted yes. Motion did not carry.
- Council Vice President Tearman motioned to approve Boyce Disaster Recovery. Councilor Giger seconded. Motion carried.
- Council Vice President Tearman motioned to approve Resolution 2025-09, A Transfer Resolution for MVH. Councilor Giger seconded. Motion carried.

ATTORNEY'S REPORT:

The owner of 314 Lakeview Dr is now planning to demolish the structure down to the foundation and rebuild. Neighbors are currently satisfied with the progress. Original settlement gave 60 days for a permit and 90 days to have the project going. Concern about sticking to the 90-day deadline.

Discussion about the deadlines and whether they have been missed. Original order: 30 days to begin construction to improve structures, 180 days for construction to be completed. If deadlines are missed, the order converts to a demolition order with 60 days for completion. The consensus is that as long as progress is being made in good faith, some flexibility is acceptable, especially considering the December 15th weight restriction. Building Inspector Phil Montarsi has the authority to modify the order, and the property owner can appeal any modifications.

OLD BUSINESS:

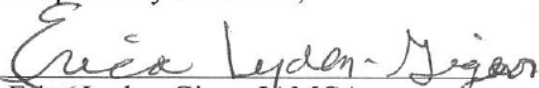
No old business

NEW BUSINESS:

Mrs. Lyden-Giger stated the need for the golf cart ordinance to be modified. She stated the current ordinance only defines golf carts, not side-by-sides or other off-road vehicles. The ordinance needs to be changed to include these other vehicles. Discussion was made about allowing a 16-year-old licensed driver to be able drive a golf cart or side-by-side on the road. Mr. Tearman and Mr. Giger would like to allow side-by-sides to be driven at night as long as the headlights are bright enough, but not allow golf carts. Tag validity: make tags valid for one year (January 1st - December 31st). The current penalty for violating golf cart ordinances is insufficient; there is no fine, and stickers can be easily reacquired. Suggestion to increase the penalty for ordinance violations, such as removing golf cart privileges for a year. Suggestion to require helmets on side-by-sides. Concern about parents putting infants in these vehicles without car seats. Fining the owner of the vehicle for ordinance violations, even if someone else is driving, could increase accountability. Proof of insurance should be required every time the sticker is renewed, not just initially. Council is going to review the current ordinance and make suggestions at the next Council meeting.

With no further business before the Prince's Lakes Town Council, Council President Henson adjourned the meeting at 7:35 pm

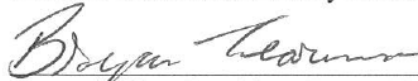
Respectfully submitted,



Erica Lyden-Giger, IAMCA
Clerk-Treasurer

Council:

Council President Lindsey Henson



Council Vice President Bryan Tearman



Councilor Charlie Bourne



Councilor Anthony Giger

Councilor Kevin Harrison