



## MEETING MINUTES

### *PRINCE'S LAKES TOWN COUNCIL*

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

May 20, 2024

COUNCILORS PRESENT: COUNCIL PRESIDENT GREG NELSON  
COUNCIL V. PRESIDENT BRYAN TEARMAN  
COUNCILOR CHARLIE BOURNE  
COUNCILOR KEVIN HARRISON  
COUNCILOR LINDSEY HENSON

CLERK-TREASURER PRESENT: ERICA LYDEN-GIGER

TOWN ATTORNEY PRESENT: LEE ROBBINS

STAFF PRESENT: MARSHAL GREG SOUTHERS  
UTILITES SUPT SCOTT BLACKWELL  
PUBLIC WORKS SUPERVISOR MIKE MILLER

PUBLIC PRESENT: SUZAN APPLE  
SCOTT APPLE  
PEG LEMMEL

Council President Nelson called the meeting to order at 6:30 pm followed by the Pledge of Allegiance

#### **PUBLIC FORUM:**

Scott and Suzan Apple addressed the Council about a water leak they had but were unaware of the leak for a few months. Utility Superintend Scott Blackwell informed Mr. and Mrs. Apple that since they are part of Nineveh Conservancy, they will have to contact them to get a credit for the wastewater portion. Mr. Apple explained the leak was undetectable and exposed when cars drove over the line and it broke. Mr. Blackwell stated he will need to look at the numbers and see what credit would be able to be given back.

- Council Vice President Bryan Tearman motioned to charge Mr. and Mrs. Apple their three month average, charge \$3.00 per 1000 gallons of the leak and credit

back the remaining amount. Councilor Charlie Bourne seconded the motion and passed unanimously.

Peg Lemmel asked Council for a credit on her water bill due to an undetectable leak. She said when she discovered the leak, she contacted a plumber and it has since been fixed. Mrs. Lemmel said her bill is normally \$30.00, in April she received a bill of \$274.00 and in May it was \$700.00

- Council Vice President Bryan Tearman motioned to charge Mrs. Lemmel her three month average, charge \$3.00 per 1000 gallons of the leak and credit back the remaining amount. Councilor Charlie Bourne seconded the motion and passed unanimously.

### **APPROVAL OF MINUTES:**

- Councilor Bourne motioned to approve the April 15, 2024 Regular Meeting minutes. Council Vice President Bryan Tearman seconded the motion and passed unanimously.

### **TOWN MARSHAL REPORT:**

Marshal Greg Southers said he contacted Fletcher Chrysler Dodge Jeep Ram and got a quote for a new vehicle. They are going to give \$15,000.00 for the trade in vehicle and after the trade in the cost of the new 2023 Dodge Ram will be \$22,934.00. Marshal Southers would also like to have the vehicle's equipment installed and that amount is \$2,385.00

- Council Vice President Bryan Tearman motioned to approve the purchase of a new vehicle, equipment and installation for the total amount of \$25,369.00. Councilor Lindsey Henson seconded the motion and passed unanimously.

### **WATER/WASTEWATER REPORT:**

Superintendent Scott Blackwell presented the Council with his report. He stated they now have new PFAS required testing and they have submitted those results. The new DCIPP Grant is going well and they has several different agencies helping to try and secure the grant. Mr. Blackwell asked for approval of invoice #2 for Striegel Design and Construction for the construction of the new utility building in the amount of \$427,500.00. The wastewater plant had its yearly inspection and IDEM offers a free class on procedures. They recently had that class at the plant and helped them get better procedures.

- Council President Greg Nelson motioned to approve Striegel Design and Construction, in the amount of \$427,500.00. Councilor Kevin Harrison seconded the motion and passed unanimously.

### **STREET DEPARTMENT REPORT:**

Councilor Kevin Harrsion said he and Public Works supervisor Mike Miller inspected the roads and noticed standing water in certain areas. Mr. Harrsion would like to purchase a final grade bucket in order to help maintain the ditches and do the work that is necessary.

After discussion,

- Councilor Kevin Harrsion made a motion to approve the purchase of the final grade bucket in the amount of \$2,870.00. Council President Nelson seconded the motion and passed unanimously.

Town Attorney Lee Robbins stated bids were opened and read for the CCMG on May 13. O'Mara's bid was \$236,738.95 and Milestone's bid was \$482,204.28. Mr. Robbins stated O'Mara's bid is responsive and Council needs to award the bid.

- Councilor Charlie Bourne motion to accept the bid submitted by O'Mara for the amount stated, authorize Mr. Robbins, Greg Nelson and Mike Miller to issue a notice of award and authorize Greg Nelson to execute all contract documents. Council Vice President Bryan Tearman seconded the motion and passed unanimously.

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

Clerk-Treasurer Erica Lyden-Giger presented General, Utilities, April 25, 2024 & May 9, 2024, allowance docket claims and ask the Council for approval in the amounts of \$159,839.46 \$323,127.49 \$42,191.01, \$43,345.67

- Council President Nelson motioned to approve all claims as presented. Councilor Henson seconded the motion and passed unanimously.

Mrs. Lyden-Giger stated there was a water leak in the kitchen and when the contractors came to fix the leak and replace the cabinet, mold and termites were discovered. Mr. Nelson contacted a couple of companies for quotes and to treat for termites. One of the mold companies did an air study in order to determine if the mold has spread to other areas of the building. She is asking for approval for \$240.00 to Amerestore for that invoice.

- Council President Nelson motioned to approve \$240.00 for Amerestore. Councilor Henson seconded the motion and passed unanimously.

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

Mr. Robbins stated the appraisal reports for the easements for the new water project were received on Friday, but they were not correct. They showed the value per acer and then divided that amount by 1/8<sup>th</sup> of an acer which is what our easement will be. Mr. Robbins explained to them that the value is not correct because that amount would be as if we are taking owner ship of the land and we are not taking ownership, we are getting an easement. The amount should be a fracton of the fair market value. They also added in cost to cure, the company is reworking their appraisals.

- Council Vice President Bryan Tearman motioned to authorize Mr. Robbins to offer property owners that have communicated the willingness to give the easements in consideration for us waiving the availability fee and stubbing out the connection to their property. Authority to offer the other property owners the adjusted valve and additional authority to offer waiver of availability and connection to their property if that what is

needed in order to secure the easements and for Greg Nelson to execute easement agreements and easements documents. Councilor Henson seconded the motion and passed unanimously.

**NEW BUSINESS:**

Mr. Nelson presented an invoice \$1325.00 for termite extermination and to add a yearly service for \$224.00 to Irish Brothers. Mr. Nelson also presented a quote for Amerestore for \$6,745.20 for mold remediation and Refined Restoration for \$3,153.29. Mrs. Lyden-Giger is going to verify with insurance if this type of damage is able to be claimed.

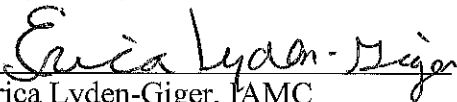
- Council President Nelson motioned to approve \$3,153.29 for Refined Restoration dependent upon if the claim can be made with insurance. Councilor Henson seconded the motion and passed unanimously.

Mr. Harrison asked how the Planning Commission should present the updated ordinances to the Council. Mr. Robbins suggested to wait until they get all the ordinances are updated and present all of them at once to the Council.

Discussion was made about whether or not a referendum about the cell phone tower can be added to the November ballot. Mr. Robbins stated he does not think this is an item that can be added, but he will research.

With no further business before the Prince's Lakes Town Council, Council President Nelson motioned to adjourn at 7:36 pm Councilor Bourne seconded the motion and carried unanimously.

Respectfully submitted,

  
Erica Lyden-Giger, IAMC  
Clerk-Treasurer

Council:

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Council President Greg Nelson

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Council Vice President Bryan Tearman

  
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Councilor Charlie Bourne

  
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Councilor Kevin Harrison

  
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Councilor Lindsey Henson