

MEETING MINUTES
PRINCE'S LAKES TOWN COUNCIL
PRINCE'S LAKES TOWN HALL, 14 E LAKEVIEW DR, NINEVEH, IN 46164
August 17, 2020

COUNCILORS PRESENT: COUNCIL PRESIDENT GREG NELSON
VICE PRESIDENT MIKE GALLAMORE
COUNCILOR TROY MEADOWS
COUNCILOR PHILIP MONTARSI
COUNCILOR KAREN HARRISON

CLERK-TREASURER PRESENT: ERICA LYDEN-GIGER

TOWN ATTORNEY PRESENT: LEE ROBBINS

STAFF PRESENT: MARSHAL GREG SOUTHERS
WATER SUPT SCOTT BLACKWELL
STREET SUPERINTENDENT AREC BURTON

PUBLIC PRESENT: ANGELA GROOVER
AMY RITCHHART
DENNIS BUTTERFIELD
LAYMAN BOYD

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

Clerk-Treasure Erica Lyden-Giger presented the council with invoices for Division A, which is the tank fabrication and yard piping/site work – Phoenix Fabricators, for Pay Application #5 in the amount of \$223,444.75 and Division B – which includes 6-inch and 12-inch water main installation, along County Road 550 and Hospital Road, along with fire hydrant assemblies and gate valves, also includes abandonment of existing Pressure Reducing Valve Vault at Tipton Trail, for Sub-Surface of Indiana, Pay Application #4, in the amount of \$145,077.92.

- Council President Nelson made a motion to approve Pay Application #5 for \$223,444.75 and Pay Application #4 for \$145,077.92 Council Vice-President Gallamore seconded the motion and passed unanimously.

Council Vice-President Gallamore asked Water Superintendent Scott Blackwell if the water project is on schedule, Mr. Blackwell confirmed water project is on schedule.

PUBLIC FORUM:

Angela Groover spoke with concern about her high water and sewer bill for the past 2 months. Ms. Groover's June bill was \$278.15 and her July bill was \$648.11. She said she doesn't have a water leak, running toilet or any other reasonable explanation as to why her bills are so high.

Mr. Blackwell spoke about Ms. Groover's situation. In June Ms. Groover's usage was around 19,000 gallons and around 50,000 gallons in July. He has sent workers to her house 4 different times to check for a leak, none were detected; the meter was checked and is reading correctly. Mr. Blackwell informed Ms. Groover that he cannot legally waive usage fees. He also said that a running toilet can use 1.3 gallons of water per minute, 78 gallons per hour, 1872 gallons per day and 56,160 gallons per month.

Town Attorney Lee Robbins spoke, under state statute the Town cannot adjust a bill unless it's result of a leak that is caused by physical damage to equipment or a service line that supplies water to the house and is not visible or detectable except upon excavation. Mr. Robbins also informed Ms. Groover that the water went through the meter, or the meter would not have read consumption. Ms. Groover wanted to know if human error in reading the meter could result in the issue. Mr. Robbins informed Ms. Groover that it's a meter reading and a person does not calculate the reading.

Mr. Robbins stated the Town can give credit on the sewer portion of the bill and can work out a payment plan on the water side.

After discussion;

- Council President Greg Nelson made a motion to allow Scott Blackwell to calculate the adjusted bill, and credit Ms. Groover that amount and also devise a payment plan on the water portion of the bill. Vice President Gallamore seconded the motion and passed unanimously

Dennis Butterfield wants to know if the Town can repair the basketball court at the ball diamonds to be able to introduce Pickleball to the community. Mr. Butterfield explained that he has his own net that can be used, but after people get involved they would be able to share the expense of another net. The net is around \$160.00. There are 20-30 people who are already interested. Council President Greg Nelson informed Mr. Butterfield that the Town will get quotes to resurface the court and to come back next month for the next council meeting.

Kevin Harrison, president of the Building of Zoning Appeals, spoke about a resident named Paul Sanders. Mr. Sanders lives in Deer Lakes Estates, and has 2 parcels, one of which is in Celestial Woods. Mr. Sanders would like a building permit to be able to build a pole barn on the Celestial Woods side. He has gone to the Council and Building of Zoning Appeals. Kevin Hendrixson, the Building Inspector, informed Mr. Sanders that he cannot build an accessory building if a primary residence is not on the premises. Mr. Harrison confirmed that this information is accurate. Mr. Hendrixson notified Mr. Sanders that he needs to get something from the BZA approving the construction. Mr. Harrison does not think it's supposed to be that way. Mr. Harrison stated the

Building Inspector is to give the BZA something in writing when a resident submits an application for a permit. If the Building Inspector is not going to approve the permit he is supposed to give the BZA something in writing that denies the permit and the reason why. There are different procedures to go through for different variances, and then it goes before the BZA for a hearing. Mr. Harrison stated procedures are not being followed.

Mr. Harrison stated there are several vacancies on the Planning Commission and Building of Zoning Appeals. The Planning Commission appoints one person on the BZA. Layman Boyd replaced Adam Ford in 2018. Mr. Robbins said the Planning Commission member on the BZA will be appointed by the Council. Council President Nelson said he will check his notes from former Council President Bourne on the appointments.

APPROVAL OF MINUTES:

- Council President Nelson made a motion to approve the July 20, 2020 Regular Meeting minutes. Councilor Meadows seconded the motion and passed unanimously.

TOWN MARSHAL REPORT:

Marshal Greg Southers spoke how the Police Department made 3 arrests this past month; have shut down drug houses and traffic stops are way up. Travis Derrett wants Marshal Southers to look at Johnson County's SOP to see if Prince's Lakes Police Department needs to add anything to their SOP. Marshal Southers is going to purchase a new defibrillator for the Street Department. Council President Nelson wanted to know if he checked the batteries on the other units. Marshal Southers informed him that he will check batteries. Marshal Southers contacted the trainer for the defibrillators and was asked to call back next month to schedule training due to Covid. Council President Nelson would also like Marshal Southers to be aware that there are some golf carts being driven without the proper light and slow moving vehicle signs.

WATER/WASTEWATER REPORT:

Superintendent Scott Blackwell wanted the Council to know of the correction to the water efficiency rate, it should be 72% for May 2020 instead of 86%. Mr. Blackwell would like to hire Remington Tearman full-time at \$16.00 per hour. Mr. Blackwell informed the Council that he is looking at a new truck for the Utilities at Fletcher in Franklin; this is truck that will be paid for by the State Revolving Funds money. The mobile generator that was previously approved to get fixed was not worth fixing, so Mr. Blackwell is going to get quotes for a new one.

Mr. Robbins spoke about the Executive order that expired on August 14 that prevented disconnects. The Governor is encouraging towns to have a 6 month payment plan. There is no prescribed payment plan. Keystone has an option to create software that separates the arrearage and the current bill, but the Town can come up with its own way to track the payment plans. Mr. Robbins informed Mr. Blackwell that in September penalties on late water payments will resume.

Vice President Gallamore informed the Council that the water utility has 25% more billable water this year compared to last year. Mr. Gallamore also informed the Council that Prince's Lakes Water Utility is the lowest utility on a military base in the United States.

- Council President Nelson made a motion for Remington Tearman's salary be paid 10% out of Water and 90% Wastewater, Councilor Harrison seconded the motion and passed unanimously.

STREET DEPARTMENT REPORT:

Superintendent Arec Burton said they fixed a sink hole on Roszell. They have seeded the tree clearing area at the park. They also had to have a dead tree cut down for \$350.

Council President Nelson spoke how Mr. Burton was promised a \$2.00 per hour raise when he was hired and it never happened. Vice President Gallamore spoke with the previous council president and he confirmed Mr. Burton should have received the raise.

After discussion;

- Council President Nelson made a motion for Arec Burton to receive an increase in pay of \$2.00 more per hour effective August 17, 2020 Vice President Gallamore seconded the motion and passed unanimously.

Discussion was made about Paid Time Off, and the need to update the Personnel Manual. Mr. Robbins stated the need to have an updated Salary Ordinance.

CLERK-TREASURER REPORT:

Clerk-Treasurer Erica Lyden-Giger presented the Council with claims for water and wastewater in the amount \$379,060.25

- Council President Nelson made a motion to approve claims for water and wastewater in the amount of \$379,060.25, Council President Nelson seconded the motion and passed unanimously.

Mrs. Lyden-Giger presented the Council with claims for the Town in the amount of \$145,185.15

- Council President Nelson made a motion to approve claims for the Town in the amount of \$145,185.15 Councilor Meadows seconded the motion and passed unanimously.

Mrs. Lyden-Giger informed the Council that Town Hall is in need of a new roof, and that she has received 2 bids and is waiting on a third. She'll present those bids at the September Town Council

Meeting. She also informed the Council that the Town received a rebate check from Anthem in the amount of \$908.98 that can be deposited into the General Fund.

OLD BUSINESS:

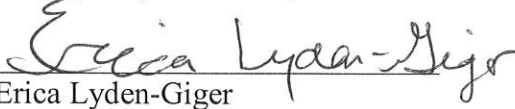
Vice President Gallamore went over Town Clean-Up Day. It was a very successful event. Mr. Gallamore would also like the rest of the Council to inform him of when the other members would be available for another planning session.

Mr. Robbins informed the Council that his fees on Lilly Lane are around \$5000 and the Council can now sell the property to Doug Payne. Mr. Robbins also stated that part of the contract should be to have the new owner clean up the property. Mr. Gallamore wants to express to Mr. Payne that the town would like to be able to recoup funds spent and future funds that could be spent to finalize the sale.

- Council President Nelson made a motion to sell the property on Lilly Lane to Doug Payne in the amount of \$7,000 and contingent upon cleaning up the property. Councilor Meadows seconded the motion and passed unanimously.

Council Vice President Gallamore made a motion to adjourn. Council President Nelson seconded the motion and carried unanimously. The meeting adjourned at 8:28 p.m.

Respectfully submitted,


Erica Lyden-Giger
Clerk-Treasurer

Council:


Council President Council President Nelson


Council Vice President Mike Gallamore


Councilor Troy Meadows


Councilor Philip Montarsi


Councilor Karen Harrison