

Battle Ground Town Council

Meeting Minutes, Sept 9, 2024

Attending: Council President James Miller, Councilors Steve Hahn, Greg Jones. Mary Jo Totten attended via Zoom. Matt Coppock was absent.

Also attending: Attorney Eric Burns, Marshal BJ Moyars, Clerk Treasurer Georgia Jones, Town Supervisor Ron Holladay

Guests attending: Chris Limiac, Steve Easter, Wendy Starr, Dave Buck, Bill Jones, and Greg Martz attended virtually.

James Miller called the meeting to order at 6:03 p.m. with one addition to the agenda for approval of August 20 minutes.

Minutes

The minutes of August 12 and August 20 were reviewed along with revisions to July 8 minutes. Steve Hahn **moved** to approve all as presented, with second of Greg Jones. Motion carried with unanimous vote (4 Aye).

Town Attorney

The perpetual license and right of entry to access the Woods Edge force main easement from the Rottler property is formatted in recordable form and is to be signed by the property owners and notarized. Marshal Moyars offered the services of his reserve officer Soo Shin who is a notary, whenever it is convenient for the Rottlers. The document will remain with the Clerk-Treasurer until needed.

Overnight camping was observed recently on Northgate Court. State code prohibits overnight parking on roadways. Marshal Moyars requested the town post a "Road Closed" sign effective immediately. Greg Jones **moved** to purchase and post the necessary sign. Second of Steve Hahn, motion carried with unanimous vote.

Contract Services

Trails Master Plan - Chris Limiac reported the next meeting of the Trail Committee is September 12. The online survey provided a lot of information. The project will be completed by early October.

Hawks Nest Lift Station – The existing force main needs to be located with greater accuracy to prevent another accident during boring. Midwest Mole is expected to be back in 1-2 months. The process of "potholing" to find the exact location requires tree removal within the easement. Enterprise Pipeline is one of the property owners, Greg Jones asked if anyone had contacted Tippecanoe County Parks about trees in the easement across park land.

The council wants evidence that there is progress made and that the contractor does not wait too late for work to be completed in this calendar year. Some council believe the terminations should be prepared and set now and not wait for boring to be completed. Ron is concerned about the lift station warranty which likely started at delivery. Chris Limiac will check on that detail.

Woods Edge Lift Station - Financing for the Woods Edge project requires a rate study to set up the revenue required for various project scenarios. Financial consultant Steve Brock has said he would do this work. No action was taken.

Prophetstown Park – Dave Buck commented on the recent news that Lilly Endowment provided \$25 Million to the park for expansion of campground and other services. It is not known if this will affect the park's timeline for connecting to municipal sewer.

Tecumseh Land Corporation – Greg Jones mentioned research completed by Todd Starr regarding the covenants affecting the 52 acre commercial land. The Redevelopment Commission agreed to pay an attorney to determine if the recorded document has any deficiencies or if there are other options that can be used to see development happen. Greg Jones **moved** to approve up to \$2500 for the town attorney to investigate the covenant documents. Second of Steve Hahn, motion carried with unanimous vote.

Clerk-Treasurer

A **motion** to approve the Register of Claims in the amount \$109,249.11 was offered by Greg Jones, with second of Steve Hahn. Motion carried with 3 Aye, one abstain and one absent.

James Miller reported the appraisal for 107 Railroad Street is now available.

The town received the police reimbursement grant funds for equipment, and the amount \$1,115.00 needs to be transferred to cover the total purchase invoice. Greg Jones moved to approve the transfer of \$1115.00 from Fund 2240 Public Safety to Fund 2405 Grants. Second of Steve Hahn, motion carried with unanimous vote.

The 2025 Budget for 1101 General Fund, 2201 MVH and 2240 Public Safety was reviewed. After calculating the estimated 2025 revenue from all sources, the MVH budget is \$8,379 less than 2024, and the General Fund is \$60,600 higher than 2024. The General Fund increase is in police wages (\$40,000) and a new fund for police education and training (\$20,000). The requested police budget total is \$262,140, which is \$42,151 higher than 2024. At this time, \$20,975 of that request is not funded. The council will review the available information and hold a special meeting for budget concerns at 6:00 PM on Thursday, September 26.

The town public hearing on the 2025 budget will be October 14, and the budget adoption meeting will be October 28 at 6 PM. The November 11 meeting is Veterans Day, and that meeting is postponed until November 12.

Police Department

BJ Moyars reported the resignation of Deputy Mike Boesch, effective August 31, due to his full time employment as assistant principal for a school corporation.

The Tippecanoe Township Volunteer Fire Department requests the closure of the 100 Block of North Street in front of the fire stations plus South Railroad Street at the railroad intersection for a fall festival event. The council is hesitant to restrict traffic to TC's Restaurant on a Saturday. There was a suggestion to use Winans Street or the parking lot at 107 Railroad Street which is a town property. Bill Jones consulted with the firemen and it was determined that Winans Street could be used as an alternative.

Marshal Moyars provided a one-year summary of improvements to the department since his promotion, including \$34,900 in grants for equipment purchases.

Utilities and Street

Ron Holladay attended the 2024 IFA district meeting, fulfilling the requirement for utilities to participate in IFA events. The new lighted "Caution" sign was received and installed on Prophet's Rock Road. The compost area is busy lately but will be ready for leaf pickup. The leaf vacuum needs a new tire and engine maintenance, otherwise good. Ten tree stumps are left to remove.

The lifts had several alarms due to power outages and transformer issues. River Bluffs pump #2 is repaired and will be reinstalled next week. The North Clarifier was drained for repair after the scraper arm hit a large mass of algae causing it to jump track.

There was a confirmed event of unauthorized dumping at the compost area, and Ron asked the council if they would impose the full \$500 fine or something less. After discussion, Steve Hahn **moved** to charge the offender the equivalent of the yard cleanup fee at the hourly rate, \$75.00. Second of Greg Jones, motion carried with unanimous vote.

Area Plan – Greg Jones had no report from the Commission, but noted the new hard copy site plan map and concept print provided by MGM Plaza to support a request for lot subdivision at the old Holiday Inn site. The Town, Fire Department and Town Marshal have an opportunity to comment prior to Area Plan decision. MGM also requested variances for building height and setback. No action was taken.

Old Business

Town Hall – To enable an informed discussion of building use and size, Wendy Starr suggested the council meet with Pat Grimes and hear his responses to the vision for site plan and use of space. Pat is an owner representative for construction management who might be a resource for this project.

107 Railroad – Council considered and agreed to postpone sale of the property until a new town hall site and decisions for locating the police department are confirmed, possibly 6 to 12 months.

New Business

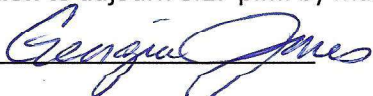
Main Street reconstruction – Coordination with the Conservancy is important as their water main replacement will happen close to the same timeline as street repair.

310 Main St sidewalk – The property owner requested information about the town's sidewalk grant. There is money in the fund at this time.

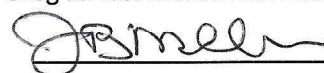
Guest Steve Easter, resident at Hawks Nest, attended to get answers for the delayed lift station project. He asked if there is anything the residents can do, there are a lot of rumors.

Georgia Jones advised the council that the Woods Edge lift station must be ordered and asked the council to consider using the Hawks Nest project cushion to pay the Covalen invoice until other financing can be arranged. The council would like to continue working with Steve Brock to accomplish the rate study and get information about loan options. Council will talk with GM Development also.

Motion to adjourn 8:17 p.m. by Mary Jo Totten with second of Greg Jones. Motion carried.



Georgia Jones, Clerk Treasurer



James Miller, Council President

Memorandum of Open-Door Law Compliance
Battle Ground Town Council

Date: September 9, 2024

Time: 6:00 p.m.

Members Present

in Person: James Miller, Steve Hahn, Greg Jones

Members Present Virtually: Mary Jo Totten

Also Present in Person: Eric Burns, Ron Holladay, BM Moyars, Georgia Jones

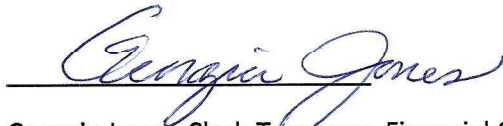
Also Present virtually:

Guest Present in Person: Wendy Starr, Chris Limiac, Dave Buck, Bill Jones

Guest Present virtually: Greg Martz

Electronic Means of Communication Used For Members and Public: Zoom.us

Attest:

A handwritten signature in blue ink that reads "Georgia Jones". The signature is written in a cursive style and is positioned above a horizontal line.

Georgia Jones, Clerk-Treasurer, Financial Clerk