

**Battle Ground Town Council**  
Meeting Minutes, March 27, 2017

Attending: Steve Egly, Council President; Mike Bird, Greg Jones, James Miller, Greg Schroeder, Clerk Treasurer Georgia Jones, Town Attorney Eric Burns, Street Supervisor Ron Holladay. There were no guests.

Steve Egly opened the meeting at 7:00 p.m. Agenda items: Street repair quotes and unsafe building discussion. At the March 20 meeting the council accepted street repairs quotes and the motion was subsequently found to be in error. This meeting is to review all alternates against the quotes, rescind the previous motion and confirm a vendor.

**Motion** by Steve Egly to accept the quotes of Fox Paving & Construction for CR 600N Hill (CCMG Project 1) and Mill/Fill work on Main Street (CCMG Project 4) including all alternates as provided by the contractor. This motion rescinds the previous street quote acceptance as adopted on March 20, 2017. Second of Greg Jones, motion carried. 5 Aye, 0 Nay.

The total quoted by Fox does not use all the funds available. Quotes for additional improvements were requested from Fox Paving & Construction, and after review were determined to be too costly. Some work to help correct drainage along CR600 will be done by the Street Department in advance of the repaving project.

Attorney Eric Burns presented developments in the unsafe building process. An investor group has indicated they would buy the property, complete the site cleanout and reuse the existing concrete structure as foundation for a multiuse retail/hotel enterprise. The Council would like assurance that any developer group would have a construction plan and funding to reach completion.

The benefits of a sale include avoiding 1) the demolition expense and 2) uncertainty of sale by auction. Demolition would cost about \$400,000 and requires an investor to loan that amount and receive payment when the property is transferred. There is no control over who purchases at auction. In response to this buyer, the council could stay the demolition order, limit use to current zoning and impose a timeline to have reconstruction nearly complete by August 2018. If developers fail to meet the deadline, the order to demolish could be revived and implemented at that time.

Burns outlined a proposed timeline for the developers to guarantee performance or comply with demolition. He will request their transfer documents and design an agreement to address the council's concerns. A performance bond was mentioned as one option. The Council requests more information but there is interest in the option for this buyer instead of complete demolition.

**Motion** to adjourn 8:20 p.m. by Greg Schroeder.

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Georgia Jones, Clerk Treasurer

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Steve Egly, Council President