

Battle Ground Town Council

Meeting Minutes, April 10, 2017

Attending: Steve Egly, Council President; Mike Bird, Greg Jones, James Miller, Greg Schroeder, Clerk
Treasurer Georgia Jones, Zach Williams for town attorney, Street Supervisor Ron Holladay, Town
Marshal Jerry Burk.

Guests: Joanne Kuhn Titolo, Kenny Calloway, Dan Teder

Steve Egly opened the meeting at 7:00 p.m. and called for additions to the agenda; Area Plan ordinances 2017-552 and 2017-553, spring cleanup day, request from the Lodge to use the well fields for an event in July.

Dan Teder spoke on behalf of an investor group that would like to purchase and develop the property at 5500 SR 43 North. After lengthy discussion of research and options, the council is interested to learn what the investor group would do with the property, but have concerns which are addressed in the form of restrictions upon cleanup and development timelines.

Motion by James Miller to adopt Resolution 2017-87 to withhold execution and enforcement of the demolition order, dependent on the investor meeting all specified progress deadlines.

Second of Mike Bird, motion carried. 5 Aye, 0 Nay

Department Reports

Police The Marshal and Deputies attended mandatory training April 7 in Indianapolis.

Battle Ground was called to assist county drug enforcement at the old Holiday Inn.

The Town of Oxford sent a copy of their town council resolution to purchase the Crown Victoria.

It will be transferred to that jurisdiction when payment is received.

Street Department Volunteers from Battle Ground Summer Recreation are planning a softball tournament in July and are clearing and cleaning at the Intermediate school ball fields. They asked if the town would bring the chipper to the property and chip the debris onsite so the mulch could be used there, saving time and cost to transfer the materials twice. Council members declined to approve this request but suggested that we might use the town trailer to haul the brush to the compost area and return chips.

Waste Treatment Plant Changes to the Speedway property require Tipmont to bury the electric service lines. The Northgate lift station will need to shut down for installation of a utility pole and new power line. Collection system will require a pump-around for about a day sometime during the next 3 weeks, and will require Battle Ground to hire electricians to reconnect the new power supply. Ron requested approval for this and to also outfit the lift with a switch and plug for the mobile generator. Cost estimate for electrical hookup only is \$3600 and the estimate to include the generator gear would be \$6,700.

Motion by Steve Egly to request Huston Electric to install a new power box connection and dropout switch at Northgate lift station. Second of Greg Schroeder, motion carried. 5 Aye, 0 Nay

Ron has arranged for a public meeting at Town Hall on April 13 at 1:00 p.m. to discuss compliance topics with the Municipal Separate Storm Sewer System (MS4) staff. Concrete washout stations are the focus.

The sewage system connection discovered at 2636 E 600 N was initially thought to be an illegal connection, however an agreement document between the Town Trustees and Art and Mary Shumard shows the connection to be an exchange for utility easement upon the property. The agreement specifies a monthly use fee would be billed, however an account was never created. The Council previously voted to begin billing for sewage-only service as of April 1. The recommendation is to add the required account deposit of \$60.00 to the April bill. The amount to be billed according to Ord 12-498 is \$39.34 per month.

Motion by James Miller to set up a billing account for 2636 E 600 N, effective immediately, to bill the April payment and monthly thereafter. Second of Greg Jones, motion carried. 5 Aye 0 Nay.

Motion by James Miller to charge the standard sewage deposit of \$60.00 with the first billing to the new account at 2636 E 600 N. Second of Greg Schroeder, motion carried. 5 Aye 0 Nay.

Motion by Steve Egly to correct the Keystone Billing software flat rate for non-metered sewage service, and credit non-metered accounts consistent with Ordinance 12-498 adopted on second reading on June 4, 2012. A letter will be sent to notify customers of a correction to their account. Second of Mike Bird, motion carried. 5 Aye, 0 Nay.

Town Attorney Shawnee Ridge easements and storm water utility rate information will be ready for the May 8 meeting, Dave Buck and Butler Fairman & Seufert are working on both projects. Greg Schroeder will contact the Shawnee Ridge HOA board to get correct names for the documents, and have them attend the meeting if they wish to use our attorney to have signatures notarized.

Minutes **Motion** to approve minutes of March 13, March 20 and March 27 by James Miller with second of Greg Schroeder. Motion carried. 5 Aye 0 Nay

Clerk-Treasurer **Motion** to approve register of claims March 14 to April 10 by Greg Jones with second of Mike Bird. Motion carried. 5 Aye 0 Nay.

Motion by Steve Egly to approve invoice from AccuDig for \$1,018.75 for hydrovac services at Hawks Nest and Woods Edge. Second of Greg Jones, motion carried. 5 Aye, 0 Nay

Merger Lodge No. 5 has not cashed the check for its right of way payment from the North Street project. Time is running out to claim the 80% match, if anyone can reach Bonnie Mantle or other representative of the lodge. There has been no response to phone messages.

State Revolving Fund balance of the sewage plant bond is \$2.4 million, and payoff year is 2033.

Motion by Greg Jones to mark the space in front of town hall for van accessible parking as another step toward ADA compliance. Second of Jim Miller, motion carried. 5 Aye, 0 Nay.

Ron is authorized to purchase marking paint supplies, a sign and a parking block.

The clerk recommends a review of insured values to bring the town's hazard policy closer to replacement cost. Council agrees to consider the services of Universal Valuations, with more information to be provided at the May 8 Town Council meeting.

Emergency Notification Service has been initiated with the first step of collecting approvals and phone numbers in the billing office. At this time the use is strictly for emergency notification by the utilities, primarily to inform customers of a boil water advisory.

Area Plan Steve Egly and Greg Jones met with Area Plan to discuss the Speedway construction project and the impact of increased traffic on Northgate Drive. The street was not constructed with sufficient width or pavement surface for regular use by semis that will use the proposed fueling station.

The developer has been contacted with road specifications necessary as a result of constructing the fueling station. Minimum requirement would be three lanes (add a turning lane) and concrete instead of asphalt.

Changes to the Unified Zoning Ordinance were presented to the Town Council for approval.

Motion by Greg Jones to adopt Ordinance 2017-553, UZO Amendment #90 (regulation of fence height in West Lafayette) and Ordinance 2017-552, UZO Amendment #89 (circumstances to permit horses in Town of Dayton). Second of Greg Schroeder, motion carried. 5 Aye, 0 Nay.

Committees

Communication – Greg Schroeder commented on the development of Emergency Notification and suggested it might be used to communicate road closures due to construction in the city limits. The clerk would be the point of contact to broadcast a message. Cost is 5 cents per phone number, per minute using the EZ-Text or “CallFire” contact system. Discussion of potential uses and limitations, the council will watch and learn what will work for the community.

Streets and Roads – Ron Holladay, Steve Egly and Greg Jones met with Fox Paving about street repair projects and potential additions to the scope of work on County Road 600 and Main Street. The project bids were lower than the grant allowed and the council discussed spending on additions now or holding funds for grant match on future projects. The bids for the additional work are not considered a “good price” compared to the total project bids.

Northgate West surface repair project received three quotes from Pavement Solutions.

Option 1	Asphalt Emulsion Duraseal-HE127 sealcoat, double application	\$12,600.00
Option 2	Asphalt Emulsion Slurry Seal Type II, single application	\$13,800.00
Option 3	Modified Asphalt Emulsion Micro-surface Type II, single application	\$17,700.00

The micro-surface process has a 3 year warranty compared to 2 years on the other options. The vendor recommends Dura-Seal as a durable option due to the low traffic on the cul-de-sac at this time.

Motion by Greg Schroeder to contact Pavement Solutions for Option #1 Duraseal for \$12,600.00. Second of Greg Jones, motion carried. 5 Aye, 0 Nay.

Personnel – Mike Bird is using Drop Box to house the employee manual as it is edited. Other documents can be uploaded to share and will save review time. Zach has some additions relative to non-discrimination.

Mike would like to initiate a Spring Cleanup day to encourage residents to work together to remove unwanted items from city lots. Discussion of potential costs and options to accumulate and dispose of difficult items such as tires. Landfills do not take paints, oils or varnishes, and there is a separate collection facility on Ninth Street Road for electronics. Televisions have a fee to dispose. Collection points must be monitored and there is potential for continued dumping after the rental container is removed. There was no agreement for a specific plan.

Old Business

On the subject of parking near an intersection, the Town Marshal recommends using a current ordinance which prohibits obstructions to the flow of traffic. This could be enforced in problem areas as needed without creating an additional ordinance. **Motion** by Steve Egly, with second of Mike Bird, to remove Ordinance 2017-550 for lack of second reading. Motion carried, 5 Aye, 0 Nay.

Digital Ordinance update – Steve Egly will file a conflict of interest form, and has started imaging the new information.

New Business

Assets shared with Battle Ground Conservancy District - The Conservancy directors recommend a division of assets so each entity may use or dispose of them as needed.

Motion by Steve Egly to agree that the 2001 model F350 truck will be owned by the town and the 1999 John Deere mower and 1999 model F250 truck will be owned by the Conservancy. Second of Mike Bird, motion carried. 5 Aye, 0 Nay.

Load Limit Northgate West- The Town Marshal has posted “No Parking” signs to keep trucks from using the drive as it will be prepared for resurfacing. In 1993 an ordinance was passed establishing load limit of 9,000 lbs on town streets except for Railroad St and North/Tecumseh (SR 225).

Motion by Steve Egly to adopt Ordinance 2017-554 to establish a load limit of 9,000 pounds on Northgate West consistent with the existing Ordinance 306. Second of Mike Bird, motion carried. 5 Aye 0 Nay. There is a fine for disregarding the posted limit.

Motion by Steve Egly to suspend the rules and hear the second reading of the motion. Second of James Miller, motion carried. 5 Aye 0 Nay.

Motion by Steve Egly to adopt on second reading Ordinance 2017-554 establishing a load limit on Northgate West. Second of Greg Jones, motion carried. 5 Aye, 0 Nay.

Construction on CR600N bridge – The construction company for repairs to the bridge over I-65 has announced the road will be one lane through September.

Use of well fields for private event - A request was received from a Lodge to use the well fields for an event on a Saturday. They will need parking for 50-60 vehicles. Steve is in agreement to allow this use but not to provide any special services for it. Discussion of potential problems, rain is a concern. Ron mentioned there should be some investigation of type of activity and distance from the well house.

Motion by Mike Bird to allow the activity. Second of Greg Jones, motion carried. 5 Aye, 0 Nay

Discussion of Jewett Street green space, Mike Bird is planning to re-seed grass and suggests it be discussed at the next meeting.

Motion to adjourn 9:35 p.m. by Mike Bird.

Georgia Jones, Clerk Treasurer

Steve Egly, Council President