

Battle Ground Town Council

Meeting Minutes, February 12, 2018

Attending: Steve Egly, Council President; Councilors Mike Bird, Greg Jones, James Miller, Zach Raderstorf, Clerk Treasurer Georgia Jones, Town Attorney Eric Burns, Street Supervisor Ron Holladay, Town Marshal Jerry Burk.

Guests: Dave Buck, Wes Shaw

Steve Egly opened the meeting at 7:00 p.m. One addition to the agenda, unified zoning ordinance for tourist and short term rentals.

Guest Comment

Mark Eberle did not attend.

Wes Shaw presented the Council a change order for the North Street project replacing Change Order #1. In a prior road project, INDOT paved 8" over a manhole cover which was discovered during the current project. It was believed INDOT would share the cost to bring the structure to grade. Wes was informed that the cost will not be shared, and Change Order # 8 is presented to the town for 100% of the cost.

In preparation for 2018 Community Crossings grant applications, Butler Fairman and Seufert (BFS) was asked for three options to repair Warrior Drive and Battleview.

Motion by Greg Jones to approve an amount not to exceed \$3400 for project estimates needed to complete a grant application. Second of Zach Raderstorf, motion carried. 5 Aye, 0 Nay.

Quail Ridge drainage was discussed, with BFS affirming the existence of perimeter drainage easements which in some places are impeded by landscape features or structures added by property owners. There is no failure of stormwater structures maintained by the town. Some residents on Wild Cherry have made grade changes on their lots, it is not yet known how this affects the neighborhood. BFS presented a proposal for preliminary engineering on the proposed stormwater correction project.

Department Reports

The owner of 6124 Warrior Drive, Maurice Roberts, requested an assessment of repairs to his driveway which extends into the street. This is tabled for discussion at the March meeting.

Discussion of pavement failure on CR 600 North hill west of Prophet's Rock Road and the need for core samples to study compaction, material blend and thickness as a means to determine the cause. It is expected that the paving and/or stabilization vendors will cover the cost of samples.

Motion by Mike Bird to request core samples by Patriot CME engineers, at six locations contingent on utility locates, bore depth and traffic control provisions of the vendor, cost not to exceed \$3200. Second of James Miller, motion carried. 5 Aye, 0 Nay.

Ron Holladay selected a gas meter required for below grade work, to be purchased from Utility Supply. The item is a Sensit brand, model P400 which identifies the presence of four different toxic gases. Initial cost is \$1200, with periodic recalibration required.

Motion to approve the Sensit model at \$1200 by Mike Bird, second of Zach Raderstorf.

Motion carried. 5 Aye, 0 Nay.

Community Crossing 2017 projects #1 and #3 must have bids submitted to INDOT by March 15. Specifications for the projects will be provided to vendors as required, and a special meeting for bid opening will be advertised, date March 5 at 6:00 p.m. and location Town Hall.

The McDonald's lift station was on manual operation over the weekend of February 3. A replacement pump has been ordered, cost estimate is \$4000.00.

A break in the Woods Edge force main on February 8 required after-hours work to locate and repair a 3' crack in the main. Ron exposed the pipe and replaced a section, no further issues at this time.

AccuDig worked two days in February to televisive and jet mains in Hawks Nest and Quail Ridge. Two cracked taps were discovered. Some other potential issues will be traced and repaired in warmer weather. The initial plan was to work Greenview also, however so many of the manhole covers have been buried that it will take some effort to excavate and raise the lids, the materials will cost thousands of dollars. Using poly extenders instead of cast metal would offer significant savings.

Ron evaluated zero turn radius mowers available to supplement the Dixie Chopper. Kubota and John Deer both have diesel engine models, the JD is \$3,000 lower cost. Mike Bird suggested including maintenance requirements in the price evaluation to know the overall cost of ownership before a selection is made. A question of resale or trade value of the Dixie Chopper was raised, Ron plans to keep the current mower in service for specific needs but will obtain quotes.

One homeowner called regarding snow plow damage on Lookout, involving an irrigation head placed close to the curb. The damage is not consistent with Ron's method for plowing in a cul de sac. The sod was replaced but further damage will not be known until spring.

Police

Jerry Burk commented on recent ordinance violations and efforts to improve some problems in town. The 2014 Durango sustained accidental damage to the radio antenna and vehicle roof while at the Dodge dealer shop for service. The dealer provided repairs and the vehicle has been returned.

Town Attorney

Eric Burns reports "no change" and no communication of progress from the developer regarding the old hotel property at 5600 SR 43 N. The council will discuss arrangements for receivership and demolition if the deadlines for development are not met as agreed.

Minutes

Motion by Zach Raderstorf to approve minutes of January 8, 2018. Second of Mike Bird, motion carried. 5 Aye 0 Nay.

Clerk-Treasurer

Motion by Zach Raderstorf to approve Atlas Collections to obtain payments from delinquent accounts where liens are not appropriate. Second of James Miller, motion carried. 5 Aye 0 Nay.

Motion by Zach Raderstorf to approve the clerk's list of recommended funds for transfer to a new TrustIndiana investment account. Today's total for Sewage funds is \$ 456,171.47 and town funds is \$ 333,591.25 as listed below. Second of Mike Bird, motion carried. 5 Aye, 0 Nay. Actual transfer amount may vary according to the fund balance when the account is initiated.

Sewage Utility 2018 Investment Funds

606 Utility Operating	\$400,000.00
608 Utility Depreciation	21,171.47
610 Utility Deposit	35,000.00

Battle Ground Civil Town Investment Funds 2018

233 Local Law Enforcement	\$ 5,922.85
242 Casino/Riverboat	28,871.51
245 Rainy Day	154,810.11
401 Cum Capital Improvement	8,506.88
402 Cum Capital Development	63,720.80
444 Economic Development (LIT)	71,759.10

Register of Claims January 9 to February 12 has one item that will be investigated for appropriate cost, and the docket is held for approval at the March meeting.

Council members are asked to set a meeting time with the town's insurance agent to consider insured values of town property and sewage utility property for liability and hazard insurance renewal in May. Changes to the policy should be provided to the carrier by April.

Area Plan

A recent report of a Bed and Breakfast in Shawnee Ridge prompted review of unified zoning ordinances which require a variance for such operations in residential neighborhoods. There is no request for variance at this time.

Committees

Communication - The new web site is open and updates are helping improve our information. The web host is working on a presentation of ordinances that will be easy for visitors to use.

Streets and Roads – information covered in previous reports

Parks and Trails - no report

Personnel - no report

Old Business

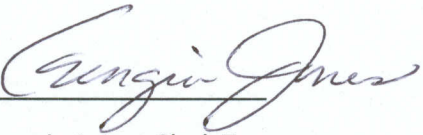
Discussion of draft ordinance 2018-565, Responsibility for Sanitary Sewer Laterals, upon review it was determined to be inadequate and no action taken.

New Business

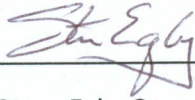
Motion by Steve Egly to approve the first reading of Ordinance 2018-566, prohibiting commercial vehicle parking in residential areas. Second of James Miller, motion carried. 5 Aye, 0 Nay. The second reading and adoption will be March 12, 2018.

Motion by Steve Egly to approve the first reading of Ordinance 2018-567, with \$50.00 fine for parking on Northgate Drive east of SR 43. Second of Zach Raderstorf, motion carried. 5 Aye, 0 Nay. The second reading and adoption will be March 12, 2018.

Motion to adjourn 10:02 p.m. by Greg Jones.



Georgia Jones, Clerk Treasurer



Steve Egly, Council President