

Battle Ground Town Council

Meeting Minutes, November 12, 2019

Attending: Zach Raderstorf, Council President; Councilors Mike Bird, Greg Jones, James Miller, Steve Egly; Clerk Treasurer Georgia Jones, Attorney Eric Burns, Town Supervisor Ron Holladay, Town Marshal Jerry Burk. Greg Jones did not attend.

Guests: Ben Wegleitner, Joe Kline, Mary Jo Totten, Colin Sullivan, Dave Buck, Buffy Rogers, Ron Evans, Carol Watson

Zach Raderstorf called the meeting to order, 6:00 p.m.

Guest Comment

Dave Buck of Butler, Fairman and Seufert (BFS) brought copies of the completed studies for sewage installation requirements. Documentation #1 is for the north-west corner of CR600 North at State Road 43. Documentation #2 is for the north-east corner of CR600 North at State Road 43.

Motion by Steve Egly to approve the receipt of Documentation #1 and #2. Second of Mike Bird, motion carried. 4 Aye, 0 Nay.

The Milestone project on Railroad Street has not been finalized yet. There is still a question whether the gravel shoulder meets code in all areas. The town marshal is concerned that there is a safety issue. Dave Buck plans to reach out to the county for comment.

Midwest Paving final invoice for Battleview and Warrior Drive was received. **Motion** by Steve Egly to pay the invoice balance \$243,468.70. Second of Mike Bird, motion carried. 4 Aye, 0 Nay.

Rebecca Theller asked the council for permission to install donor name plaques on selected street lights that were purchased with funds donated by the Historic Battle Ground Development Corporation. She also offered for the corporation to provide \$2,000.00 toward replacement light bulbs.

Carol Watson reported for the Conservancy District. The old tower is empty and ready for demolition. The project is expected to be complete in December.

Ben Wegleitner talked about a rain barrel program for Battle Ground, offering residents the opportunity to purchase barrels for \$25.00 from West Lafayette or Lafayette city distribution centers.

Department Reports

MVH

Ron Holladay commented on a street cut permit obtained by Vectren, that is missing the hold harmless section. There is a hold-up with the company's legal department. Attorney Eric Burns said it may take longer to process in a large company department and to wait and see. Ron does not want to issue any additional permits to Vectren until they can complete this one.

Two of the street lamps on South Railroad Street are missing bulbs. The replacement light fixtures cost \$671.00 each.

The 2019 road salt contract is 150 tons, and Ron has 80 tons ordered for delivery.

Curbside leaf pickup has started. Ron estimates it takes about 40 loads in the leaf vac each year. They have taken 19 loads so far.

Sewage

During a recent inspection of the clarifier, cracking was noted in the bottom of the north clarifier. The swing arm has significant rust damage.

Police

Jerry Burk mentioned the cold and snow on Halloween changed the town's experience of trick-or-treat, with more parents staying with their children rather than turning them loose in neighborhoods. The Methodist Church indoor party had a crowd.

A new deputy will join the department to fill in 8-10 hours per week. BJ Moyars will attend police academy in January 2020 for 15 weeks. He has written several grant applications and should hear from the first of those very soon. Some priority needs are a signal booster for the department office, AED's (defibrillators), and night vision equipment for the cruisers.

The golf cart registration ordinance is still in development.

Town Attorney

Eric Burns reported there was no agreement yet with Fox Paving and a demand letter for monetary settlement was sent but no response received. Ron Holladay mentioned that Fox management might be interested in working out an arrangement to provide patching jobs instead of cash. Eric suggested the town, BFS and Fox send representatives to meet with at his office to work out options.

Battle Ground received notice of inclusion in opiate litigation. Eric believes the town should do nothing at this time, stay in the named group and see what happens.

Minutes - Motion by Steve Egly to approve council minutes of October 14. Second of Mike Bird, motion carried. 4 Aye, 0 Nay.

Clerk-Treasurer

Motion by Steve Egly to approve the Register of Claims, October 15 to November 12. Second of Mike Bird, motion carried. 4 Aye, 0 Nay.

The fund report for October 31 was reviewed and balances available for CCMG projects were discussed. Dave Buck said the next call for grant applications will be January 6, 2020.

Georgia Jones presented the 2020 official bonds for Georgia Jones, Beth Whitus and Jerry Burk for signature approval. The signed bonds are filed with the County Recorder. A draft salary ordinance was distributed for consideration. The 2020 ordinance must be adopted in December. Jones requested the documents from the Redevelopment Commission be provided to the clerk-treasurer. Zach Raderstorf turned in the certifications and oaths signed by commission members.

Area Plan – No report

Committees

Communication – No report

Streets and Sidewalks – No report

Personnel - no report

Waste Water / Storm Water - The subject of sewer tap-on fees was raised by Steve Egly. There are inquiries about commercial tap-on however the current sewage ordinance mentions only one rate. He asked BFS to comment on a reasonable value for commercial tap-on. The fee could include inspection,

cost recovery, and time and materials for installation. It might be desired to update the ordinance, based on the type of connection and material received at the plant. James Miller asked how many inquiries have been received. Steve said there were three inquiries so far.

Old Business

Ordinance 2019-578 - The document for Ordinance 2019-578 has been corrected to show signatures for each of the readings on one document where it previously was two documents, and was re-signed by the council on this date.

Battle Ground Redevelopment

Eric Burns explained the next step, approving the redevelopment plan and area for Tax Increment Financing. The town council Resolution 19-105 "A Resolution of the Town Council of the Town of Battle Ground, Indiana, Approving Certain Matters in Connection with the Establishment of an Economic Development Area and an Allocation Area and the Approval of an Economic Development Plan for Said Area". The term *Redevelopment Plan* was questioned by James Miller, he wanted to know if an actual plan has been set out yet regarding redevelopment activity. Zach said it refers only to the resolution document/process that sets up the Tax Increment Financing (TIF) district.

The Tippecanoe County Commissioners updated their resolution approving the Battle Ground TIF district, to correct a map of parcels showing the area they are granting to the Battle Ground tax increment financing district (TIF district). The county resolution 2019-30-CM needs no action by the town council.

New Business

TIF Resolution (RES 19-105) Motion by Steve Egly to approve RES 19-105 to establish the Battle Ground TIF area. Second of Mike Bird, motion carried. 3 Aye, 1 Nay. James Miller opposed.


Engagement commitment - Letters approving the council's commitment to consultants working on startup of the Battle Ground Redevelopment Commission and TIF district were presented to the council by Zach Raderstorf. The legal consultant is Barnes Thornburg and the financial consultant is Baker Tilly. These vendors attended the October 14 meeting of the town council and have prepared the project documents submitted so far.

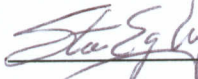
Motion by Steve Egly to accept the letters of engagement from Barnes Thornburg with an initial project fee not to exceed \$4,800 and from Baker Tilly with the first TIF area for \$7,500. Second of Mike Bird, motion carried. 3 Aye, 1 Nay. James Miller opposed.

Mary Jo Totten asked about revenues from the TIF district. Steve Egly commented that the TIF district could potentially pay for the regional lift station recommended as an improvement to the town sewage system.

Mike Bird made comments relative to his term in office and said the council should be focused on what is best for the masses, not individuals. He recognized Steve Egly for his years of service and depth of knowledge about town projects and council activities.

Motion to adjourn at 7:35 PM by Mike Bird.


Georgia Jones, Clerk Treasurer


Zachary Raderstorf, Council President
