

Battle Ground Town Council

Meeting Minutes, January 28, 2025

Attending: Council President James Miller, Councilors Steve Hahn, Matt Coppock.

Not attending: Mary Jo Totten

Also attending: Clerk Treasurer Georgia Jones

Guests in person: Edward Mroosian, Bill Jones, Chris Limiac, Dave Buck

Guests via Zoom.us; Colin Sullivan, Steve Brock, Greg Martz.

James Miller called the meeting to order at 6:00 p.m.

Contract Services

The purpose of this meeting was to consider Gateway Regional Sewer Plan engineering project agreement.

Chris Limiac reviewed the project and the current plan in three phases of construction, and presented a project design agreement with Phase I financial commitment of \$25,500. Matt Coppock **moved** to accept the agreement and Phase I fee, with second of Steve Hahn. Motion carried with unanimous vote.

Phase I replaces pumps in a dated lift station that serves Woods Edge mobile home community, owned and managed by the UMH Properties Company. The pumps were placed in service in the early 70s and the manufacturer no longer provides repair parts. The new pumps and lift station are designed to be moved to another site in the regional plan when sewer mains become active in the new location, serving a wider area.

Attorney Eric Burns is aware of the construction requirements and also the contract between the original developers (of what was then Lake Forest mobile home park) and the Town of Battle Ground to provide sewer service. The contract was to be renewed after 25 years and was not, and is considered out of force at this time.

There was discussion that since Woods Edge at this time is the sole beneficiary of this infrastructure, they would be asked to contribute to the part of the total project attributed to its needs. Those needs include expansion of their system to accommodate 50 additional units in the short term with 75 units following soon after. More are expected to be on the long-term planning horizon. BFS Engineers can assist in determining the Woods Edge Community's relative contributions to the system, and help determine fair evaluation of the corresponding value or share. Dave Buck agreed to speak with UMH engineers about the design plan and open the door for discussion of costs.

James Miller raised questions about alternative Phase 2 force main routes and potential to serve future development in other areas north and west of State Road 43N. He would like to have the Council review feasibility and potential fiscal advantages of using the existing easement, installing a new force main, and incorporating those costs into a utility service agreement with UMH. BFS Engineers can assist in evaluating the feasibility and cost comparisons of alternate routes and solution paths.

Financial consultant Steve Brock talked about project financing using Indiana Finance Authority pool program to issue a bond with two bond anticipation notes for the first two construction phases. Each of


the three bonds has separate financing costs. A bond ordinance is one item in a list of requirements to be eligible for the pool.

Brock advised the council that pool financing would have the lowest available rate and longest term (35 years). Greg Martz of GM Development mentioned that using the state's bond pool program is also compatible with the Build-Operate-Transfer construction option. The town has already approved and used the BOT process however a new RFP would be needed specific to this project.

If SRF programs are used, three quotes for the lift station equipment purchase is the standard requirement. As there is only one manufacturer that is compatible with the town's system design priorities, it may not be possible to achieve three meaningful quotes. A statement supporting the need for single source purchasing is required.

The town council meets February 10 and will consider a bond ordinance and other financing options at that time.

Motion to adjourn 7: 37 p.m. by Matt Coppock with second of Steve Hahn.


Georgia Jones, Clerk Treasurer


James Miller, Council President

Memorandum of Open-Door Law Compliance

Battle Ground Town Council

Date: January 28, 2025

Time: 6:00 p.m.

Members Present

in Person: James Miller, Steve Hahn, Matt Coppock

Members Present Virtually:

Also Present in Person: Georgia Jones

Also Present virtually:

Guest Present in Person: Chris Limiac, Dave Buck, Bill Jones, Edward Mroosian

Guest Present virtually: Colin Sullivan, Greg Martz, Steve Brock

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

Attest:

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

Georgia Jones, Clerk-Treasurer, Financial Clerk