

Battle Ground Town Council

Meeting Minutes, November 10, 2025

Attending: Council President James Miller, Councilors Steve Hahn, Chad Lohmeyer, Mary Jo Totten, Matt Coppock. Also attending: Marshal BJ Moyars, Town Supervisor Ron Holladay, Clerk Treasurer Georgia Jones, Chief Deputy Fred Townsend

Guests: Edward Mroozian, Steve Easter, Kathy Easter, Julie Pepple, Dave Buck, Teddy Deahl, Chris Limiac
virtual on Zoom: Mark Falahey.

James Miller called the meeting to order at 6:00 p.m. with one change to the agenda, for discussion of the Solar Project to be brought forward when Mark Falahey was able to join on zoom.

Minutes

The minutes of October 13 and October 27 were reviewed. Mary Jo Totten moved to approve both, with second of Matt Coppock. Motion carried with unanimous vote.

Town Attorney

Eric Burns provided an agreement for municipal sewer service to UMH Woods Edge, for the installation of a new lift station to serve that community. Mary Jo Totten moved to submit the agreement to UMH, with second of Chad Lohmeyer. Motion carried with unanimous vote. Dave Buck agreed that BFS would send the document to their contacts at the UMH corporate office. Burns advised the council they would not sign until after UMH had reviewed and agreed to the document. There will be subsequent agreement documents for Gateway Regional Phase 2, and continued municipal service.

The council discussed 102 Jewett Street and options to seek reimbursement of expenses to correct unsafe conditions there. Habitat for Humanity might be interested in obtaining the property. Chad Lohmeyer moved to pursue litigation for the purpose of reimbursement of expenses and encouraging transfer of ownership. Second of Matt Coppock. This process will be handled by Eric Burns.

The documents for the Public Private Agreement with Bowen Construction were reviewed by Eric Burns, along with the Gateway Phase 1 Guaranteed Maximum Price (GMP) agreement. The council received information from Ron Holladay regarding the type of work involved with Phase 1 lift station replacement. Teddy Deahl asked if there were any questions regarding the agreement or the work. There were none. Mary Jo Totten moved to accept the Public Private Agreement as presented, with second of Steve Hahn. Motion carried with unanimous vote. Totten also moved to accept Exhibit F GMP Phase 1, for the lift station, with second of Steve Hahn. Motion carried with unanimous vote.

The clerk requested a comment from the attorney on HEA 1134 which changes allowed uses of Executive Session. The council may use executive session to consider purchasing real estate for development under I.C. 5-14-1.5-6.1(b)(2)(D).

Marshal Moyars requested comment whether he could place a family member on the police department payroll. The Chief Deputy will be the direct supervisor. The attorney advised that a Conflict of Interest disclosure should be filed and that decisions affecting the employee be made with the town council going forward. The Attorney left the meeting at this time.

Contract Services

Gateway Regional Sewer – The engineering is moving ahead on several portions of the project, including topographic, utility coordination, and geotechnical. Right-of-way research is in process and there will be detailed discussion with Tipmont regarding eventual placement of the lift station on that site.

Hawks Nest – Construction update includes setting valves and flushing the new sections of water main that were placed to resolve a pipe conflict.

Storm Water Retention – Representatives from Shawnee Ridge Homeowner Association requested asked if the Hawks Nest contractor could repair storm water issues due to construction activity, including a ponding area and drainage ways that have erosion. Julie Pepple provided information regarding maintenance of storm water facilities from 2014 annexation documents. Outlot B was retained by the Home Owners Association for a private park, and was to continue to be owned and maintained by the HOA. Agreements were recorded in Ordinance 2014-523 and Resolution 14-60 which grant easement to the town for access to and control of stormwater facilities located there, including a retention pond, overflow pipe and any other structure. The resolution states that the town shall assume full responsibility for pipes, catch basins or manmade stormwater structures. This allows the Town Supervisor to provide remedy as needed for operation of the storm water system. Butler Fairman & Seufert will provide any history documentation available from their files and assist with determining current repairs.

Solential United Partners – An opportunity to use solar panels at the waste treatment plant has been under consideration for more than a year. The cost of installation could be offset with a federal program to reimburse a portion of the total. The remaining cost would be financed. There was no additional documentation for project price changes or maintenance costs submitted at this meeting. James Miller offered a motion to approve the installation, with second of Chad Lohmeyer. Following opportunity for discussion, he called for the question. Miller and Chad Lohmeyer voted Aye, and Nay votes were cast by Matt Coppock, Steve Hahn and Mary Jo Totten. The motion did not pass.

Municipal Financial Advisor – Mary Jo Totten moved to approve the engagement letter from London Witte Group to provide municipal financial services for the Gateway Regional Sewer Project. Second of Steve Hahn, motion carried with unanimous vote. Totten moved to also approve the London Witte Group engagement letter for a sewer rate study, with second of Steve Hahn. Motion carried with unanimous vote.

Clerk-Treasurer

A **motion** to approve the Register of Claims October 14 – November 10 in the amount \$124,261.61 was offered by Chad Lohmeyer, with second of Matt Coppock. Motion carried with unanimous vote.

United Healthcare health plans are available for renewal. The HR committee will be asked to look at the options. There is potential for 9.8% cost increase.

A webinar on Social Media Strategies for Cities and Towns is available from AIM on November 18 with a video available after that date. Chad Lohmeyer is willing to review this information and report to the council.

Police Department

BJ Moyars reported the Halloween Night patrol was successful, distributing 60 pounds of candy.

A design agreement from architect Skvarek Designs, for the purpose of soliciting quotes for renovations at town hall and 107 N Railroad Street, was presented for approval. Mary Jo Totten moved to approve the expense up to \$1000.00, with second of Chad Lohmeyer. Motion carried with unanimous vote.

The Marshal plans to convert both older model shotguns currently carried in the cruisers to a less lethal utility, and requested approval to spend \$3200 on two new shotguns, one per vehicle. Mary Jo Totten moved to approve the purchase up to \$3200.00, with second of Chad Lohmeyer. Motion carried with unanimous vote.

The department should have seven employees after new hires are complete. There was discussion regarding a vehicle for code enforcement. Moyars prefers purchasing a used police vehicle fitted with amber lights, rather than a street legal small utility vehicle such as a Polaris Ranger. The cost for a new Ranger is \$20,999 before outfitting expenses. The council requested additional data on the expected cost of a used police vehicle prior to making a decision.

Utilities and Street

The F350 truck is at Raisor's for a new shifting cable and lever. Parts are \$550.00, plus labor.

There have been meetings with Bowen, Huston Electric, and BF&S for the current projects.

Disinfection season has ended at the wastewater plant. The UV bulbs have been cleaned and put away. Replacements are needed for 12 bulbs and 12 sleeves before next season. Ron Holladay reported the recent sludge removal cleared 60,000 gallons from the digester.

Area Plan

The proposed amendments regarding fuel stations and definitions for data centers were deferred to December 8.

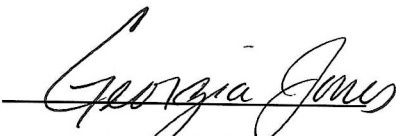
Committees

Transportation – Ron Holladay is working with a vendor for sidewalk repair on North Street and Main Street, which is expected to be done before the end of the year.

Old Business

The Battle Ground Golf Course will expand their clubhouse and have requested municipal sewer service. Ron is reviewing the specifications, which connect the private main to existing structure in River Bluffs.

Motion to adjourn 7:37 p.m. by Mary Jo Totten with second of Steve Hahn. Motion carried.



Georgia Jones, Clerk Treasurer



James Miller, Council President

Memorandum of Open-Door Law Compliance

Battle Ground Town Council

Date: November 10, 2025

Time: 6:00 p.m.

Members Present

in Person: James Miller, Steve Hahn, Chad Lohmeyer, Mary Jo Totten, Matt Coppock.

Also Present in Person: Ron Holladay, BJ Moyars, Fred Townsend, Georgia Jones

Guest Present in Person: Edward Mroozian, Steve Easter, Kathy Easter, Julie Pepple,
Dave Buck, Teddy Deahl, Chris Limiac.

Virtual on Zoom: Mark Falahey

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

Attest:

A handwritten signature in cursive script, reading "Georgia Jones", written over a horizontal line.

Georgia Jones, Clerk-Treasurer, Financial Clerk