

# Battle Ground Town Council

## Meeting Minutes, May 12, 2025

Attending: Council President James Miller, Councilors Steve Hahn, Chad Lohmeyer, Mary Jo Totten, Matt Coppock.

Also attending: Attorney Eric Burns, Marshal BJ Moyars, Town Supervisor Ron Holladay, Clerk Treasurer Georgia Jones

Guests: Colin Sullivan, Dave Buck, Chris Limiac, Edward Mroosian, Kathy Vernon, Kelly Gardner, Will Ellis, Carrie Costello, Michael Budd, Phillip Brewer. Greg Martz attended online.

James Miller called the meeting to order at 6:00 p.m. and advised those in attendance that meetings will be available as livestream on Youtube.

### **Town Attorney**

The wastewater service agreement between the town and UMH Properties (Woods Edge MHP) is still in review status. It is anticipated that the park owner will contribute to the capital construction costs attributed to their uses. The agreement will provide for additional fees in the event of future expansion. Butler Fairman is involved in this process to advise the parties of anticipated costs, confirmed amount to be determined in the bidding process.

Eric Burns commented on the process to address issues at a vacant property 102 Jewett St. Marshal Moyers advised that the property would need to be delinquent with taxes for three payment periods before it would be in tax sale status. A violation notice was posted in case the owner could be notified of current ordinance violations. A notice should also be mailed to the address of record. The attorney advised against making improvements to the property without the owner's approval.

Mary Jo Totten moved to allocate up to \$5,000 to remove dead tree limbs and other hazard that would affect neighboring property. Second of Steve Hahn, motion carried with unanimous vote. After needed modifications are complete, a lien will be filed for reimbursement of all expense.

Michael Budd, chairman of the Battle Ground RDC, reviewed a recent meeting with a commercial developer and the owner of property on Northgate Court, which Eric Burns and Chris Limiac also attended. The Redevelopment Commission supports the Gateway Regional Sewer Project and pledges TIF revenue for expenses as the plan moves forward.

### **Announcement of Grant**

Kelly Gardner, Apprenticeship Program Coordinator for the Alliance of Indiana Rural Water, spoke to the council about the grant provided to Jantzen Fields for his work to obtain a Wastewater Operator certification. The grant reimburses wages and many training expenses, including a laptop.

These items are of importance at this time: 1) purchase a laptop for training, up to \$900 would be reimbursed; 2) enact wage increase to \$23.34 according to terms of the grant previously approved; 3) look to the future and the end of the contract operator vendor relationship once Jantzen is qualified to submit reports for the plant and system; 4) supply a purchase card for Jantzen to use for training courses purchased online; 5) increase Jantzen's leadership role for plant operations, provide a work

phone for alarms and other company business; 6) ensure his mentor submits OJT hours timely every Friday; 7) arrange training time with James McDonald for wastewater lab operations.

Mary Jo Totten **moved** to approve purchase of a laptop for training use, not to exceed \$1200. Second of Chad Lohmeyer, motion passed with unanimous vote.

Matt Coppock **moved** to approve a purchase card for Jantzen, with second of Steve Hahn. Motion carried with unanimous vote.

Mary Jo Totten **moved** to approve a wireless phone for Jantzen to use for control alarms and other work-related needs. Second of Matt Coppock, motion carried with unanimous vote. The phone will be purchased on the First Net program with AT&T wireless.

### **Contract Services**

The Woods Edge lift station is still under review with Gorman Rupp. When complete, Chris Limiac will proceed with the remaining design work. If the council wants to advertise for Request for Qualifications from providers interested in the build-operate-transfer model of construction, this could go forward around the first week of June.

Greg Martz of GM Development commented on the Hawks Nest Lift Station project and estimates completion at the end of July.

### **Minutes**

The minutes of April 14 were reviewed. A **motion** to approve was offered by Mary Jo Totten, with second of Steve Hahn. Motion carried with unanimous vote.

### **Clerk-Treasurer**

A **motion** to approve the Register of Claims April 15 to May 12 in the amount \$101,970.90 was offered by Mary Jo Totten, with second of Matt Coppock. Motion carried with unanimous vote.

A wage increase for Jantzen Fields should be approved by the council. Motion to increase the assistant town supervisor wage to \$23.34 per hour was made by Mary Jo Totten, with second of Chad Lohmeyer. Motion carried with unanimous vote.

The post office has removed all public meeting notices from the bulletin board in their lobby. An alternative plan may be needed if public posting in addition to town hall is desired. The town still has control of the large bulletin board facing Railroad Street and this might be refurbished to be useful.

### **Police Department**

Reserve deputy Soo Shin completed an 8-month training course at Boone County Reserve Academy and graduated with valedictorian honors.

Marshal Moyars requested a change in title for Detective Fred Townsend, to become Chief Deputy. The salary ordinance would be updated with title and new wage \$28.50 per hour. Mary Jo Totten moved to make these changes, with second of Matt Coppock. Motion carried with unanimous vote.

The marshal distributed a report on the number of enforcement incidents addressed by the police.

Guest Phillip Brewer informed the council that vehicles parked in front of his business are at risk of being hit by southbound vehicles, about once a year for the last six years. Ideas and options to alert drivers and protect that space were discussed but no action taken.

## **Utilities and Street**

Ron Holladay reported problems with multiple lift stations. The Hawks Nest lift replacement pump was \$750. Northgate and River Bluffs are not yet repaired. Ron will bring updated quotes for street barn doors, blown insulation and a heater to the June meeting.

The 2005 Storm Water ordinance for Tippecanoe County was updated and the town must indicate approval of the current ordinance. Mary Jo Totten moved to approve and adopt the current Tippecanoe County Storm Water ordinance for the town. Second of Matt Coppock, motion carried with unanimous vote. The town must also place a link on its web site for the public to access the current county technical standards manual.

Log removal in the Hawks Nest project easement is nearly complete. The disturbed area will be smoothed. One resident was upset that they were not informed of the project and the work being done. Their land is adjacent but was not involved in new easement purchase.

The 2001 Ford F350 has 60,000 miles on the motor however the body is in rough shape, having been used for many years of road salt applications. Steve Hahn moved to declare the vehicle excess inventory, with second of Matt Coppock. Motion carried with unanimous vote. Options to sell or trade will be researched.

**Area Plan** – Building permits were issued in April for UMH Woods Edge to install 200 amp services for new homes.

## **Committees**

**Transportation** – Clerk Georgia Jones commented that 2025 legislation changed the match for CCMG from 25% to 20% and advised the council that plans could be started now for the eventual rehabilitation of Main Street. This would follow the work on lead and copper remediation as the Conservancy completes that mandate.

The town needs to identify the 2025 ADA project and the clerk suggested implementing the recent request from the parent group, STPS at BG Elementary, to provide a sidewalk on High School Street between the schools. Chad Lohmeyer mentioned that the principal should be available during May and perhaps something could be worked out prior to the June STPS meeting, date to be determined. Steve Hahn will assist with this project.

## **Old Business**

Jim Miller mentioned Loving Paws cat adoption organization, that is working to address feral cats in town.

There is a report available from the study completed by a group from Purdue Honors College, called the iFront Door program. One take-away from their report is to be sure there are images of people having fun on the pages of the town's website, to convey a better image.

Brief comments on town hall planning, that if there is no movement toward a new facility, the current pole building needs attention to maintain security.

### **New Business**

The new insurance representative met with James Miller and Ron Holladay to review the policy and covered structures and equipment. Selective is still the carrier for the town's hazard and liability. Workers compensation with IPEP (Indiana Public Employers Plan) will be more costly this year, going from a rate of \$.97 to \$1.35 due to recent claims experience.

Guest Carrie Costello asked about the completion of the Hawks Nest project, to know when construction materials might be removed from her yard. The estimate is the end of July.

Guest Will Ellis requested that crumbling pieces of the safety fence at the Hawks Nest utility easement be removed, as the fence is coming apart and creating a nuisance. Matt Coppock will address that situation with the developer.

**Motion** to adjourn 7:52 p.m. by Mary Jo Totten with second of Steve Hahn. Motion carried.

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

Georgia Jones, Clerk Treasurer

A handwritten signature in cursive script, reading "James Miller", written over a horizontal line.

James Miller, Council President

Memorandum of Open-Door Law Compliance  
Battle Ground Town Council

Date: May 12, 2025

Time: 6:00 p.m.

Members Present: James Miller, Chad Lohmeyer, Steve Hahn, Mary Jo Totten, Matt Coppock

Via Zoom.us: N/A

Also Present in Person: Ron Holladay, Benjamin Moyars, Georgia Jones, Fred Townsend, Jantzen Fields, Eric Burns

Guest Present in person: Colin Sullivan, Dave Buck, Chris Limiac, Edward Mroosian, Kathy Vernon, Kelly Gardner, Will Ellis, Carrie Costello, Michael Budd, Phillip Brewer

Guest Present online: Greg Martz

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

Attest:

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

Georgia Jones, Clerk-Treasurer, Financial Clerk