

Battle Ground Town Council

Meeting Minutes, June 9, 2025

Attending: Council President James Miller, Councilors Steve Hahn, Chad Lohmeyer, Mary Jo Totten. Matt Coppock did not attend.

Also attending: Town Supervisor Ron Holladay, Clerk-Treasurer Georgia Jones, Deputy Marshal Fred Townsend

Guests: Colin Sullivan, Chris Limiac, Dave Buck, Edward Mroosian, Julie Pepple, Tim Schooler, Steve Easter, Kathy Easter, Carrie Costello, Greg Jones, Lisa Smith.

James Miller called the meeting to order at 6:00 p.m. and announced the live stream available on Youtube @BattleGroundIndiana.

Minutes

The minutes of May 12 were reviewed. James Miller suggested two changes to the text, on Page 2 to note whose phone is added, and on page 3 change the word "people" to "people having fun". **Motion** by Mary Jo Totten to approve the minutes with those two changes, second of Steve Hahn. Motion carried with unanimous vote.

Town Attorney

Eric Burns reported there is a meeting June 11 to finalize an agreement with UMH (Woods Edge MHP) for cost sharing as the Gateway Regional Sewer Project goes forward. This agreement will be reviewed by the town council for final approval.

The abandoned property at 102 Jewett Street and quotes for tree trimming and securing the property security were discussed. Eric advised that the expense could be a lien on the property if used for emergency repairs. The best solution is to obtain a small claims court order to proceed with the work. At this point in time there are two different requests from adjacent property owners for attention to the dead tree branches over their property, unsightly vehicle and dilapidated condition of the home, reported to harbor mice. Mary Jo Totten **moved** to approve \$2500 to secure the property. Second of Chad Lohmeyer, motion carried with unanimous vote.

Mary Jo Totten **moved** to approve up to \$4700 to trim dead branches as protection for neighbors and sidewalk. Second of Steve Hahn, motion carried with unanimous vote. The abandoned vehicle is another concern which is investigated by the police department.

Lisa Smith of 100 Jewett told the council she has a problem with rodents this year and believes the cause is the vacant home harboring mice and squirrels. The court order mentioned previously could give right of access to determine if there is anything to be done inside that structure to provide control.

Contract Services

Chris Limiac advised the council it is time to start advertising the Gateway project to developers interested in the Build-Operate-Transfer option for construction management and possibly financing. He provided a task timeline for the selection committee process. The committee of five would be

comprised of two employees, a council member, RDC member and one other. Names suggested at this time: Ron Holladay, Georgia Jones, Greg Jones, James Miller, and Scott Trzaskus.

A supplemental agreement for Phase II and Phase III design is expected soon. Mary Jo Totten **moved** to approve the B.O.T. timeline and move forward with design as recommended. Second of Chad Lohmeyer, motion carried with unanimous vote. The advertising for Request for Proposals from developers will be secured as required.

The lift station package previously designed for Woods Edge needs to be revised because the power specification is not available at the install location. This increases the cost \$8,000 and a recent company policy revision adds 2% to the previously agreed price. Following discussion, Mary Jo Totten **moved** to approve the revised contract for the "M" package for new amount \$337,960.00. Second of Chad Lohmeyer, motion carried with unanimous vote. Delivery is about 20 weeks from design approval. The specifications for B.O.T. procurement include the ability to take on Phase I construction as soon as the lift station is delivered.

Chris Limiac received information from Matt Coppock that Midwest Mole is still on schedule. He noted that two of the stakes noting the locations of the new structures had been removed, so Starr surveyors have been called out to relocate the markers.

Several homeowners from Shawnee Ridge attended the meeting to ask who is responsible and what can be done to improve the utility easement drive because it is the only access to walk to the playground. It is now covered with weeds and tall grass. The Contractor for the sewer project has not taken care of the stone driveway. As a group the residents are not satisfied with the contractor's delayed progress and want to know when the sewer project will be complete. James Miller said he will speak to Greg Martz about correcting the problems, giving Rock n Dirt the first opportunity to make it right. Ron Holladay said he would inspect and decide what could be done for the short term if Rock n Dirt does not get involved.

Clerk-Treasurer

A **motion** to approve the Register of Claims May 13 to June 9 in the amount \$131,828.38 was offered by Mary Jo Totten, with second of Steve Hahn. Motion carried with unanimous vote.

Budget transfers for appropriations were recommended by the clerk. Mary Jo Totten **moved** to approve the transfers with second of Chad Lohmeyer. Motion carried with unanimous vote.

\$2000	Fund 6205	365 Storm Water Utility Contractual Services to 398 Regulatory
\$2000	Fund 2240	211 Public Safety Other Supplies to 362 Public Safety Equipment
\$2000	Fund 2201	421 MVH Improvements to 381 MVH Miscellaneous Services
\$3000	Fund 1101	323 Police Training/Travel to 356 Police Utilities

Police Department

Detective Fred Townsend reported for the Police Department. The calls for May were 30% higher than previous counts. The department did issue ordinance violations for 102 Jewett St and 105 Tippecanoe for tall grass. The response date is June 17. After that time, the town will arrange mowing and submit the bill as a lien on the property.

The department will again assist the Fiddlers Gathering. A schedule of department approved town duty hours is to be provided to the Clerk-Treasurer prior to the weekend, for payroll use.

Utilities and Street

The plant inspection by IDEM was completed June 9. There were two minor plant findings and two minor paperwork findings. Ron Holladay requested approval to connect the outflow meter to Missions Control to get monthly outflow readings in report form. Mary Jo Totten **moved** to approve \$2250 for this purpose, with second of Steve Hahn. Motion carried with unanimous vote.

Ron has collected quotes for work at the Street Barn and is ready to start the improvements to upgrade lights, add a heater, garage doors, and insulate the vehicle bay with spray on foam. Steve Hahn **moved** to approve up to \$26,000 for the total project. Second of Chad Lohmeyer. There was discussion of what fund might be used to supplement MVH for the total cost. Call for the question, motion carried with unanimous vote.

Mary Jo Totten **moved** to use the Rainy Day budget if needed for Street Barn repairs. Second of Chad Lohmeyer, motion carried with unanimous vote.

Guest Kathy Easter asked how the slow pace of the Hawk's Nest project affects Ron Holladay as the sewer plant supervisor. Ron replied that the extra months of run time is killing the pumps, there is a lot of run time. Compared to Woods Edge, that operates every 4 hours, the Hawks Nest pumps run every 25 minutes. He is making extra trips and accruing overtime even on holidays to monitor them and manage the situation. Chris Limiac mentioned earlier in the meeting that the warranty on the equipment was from time of delivery, which adds to the real cost of the delay.

Jim Miller started a phone call with Greg Martz to ask questions and let him know the importance of holding to a July completion. Julie Pepple asked how much Rock n Dirt has already been paid, which at this point is a little less than half the total contract of \$823,124. Greg believes more than half the work is done and the project budget is fine. Edward Mroosian asked if GM Development would be eligible to bid on the Woods Edge BOT project, and said he has done some research on their marketing. Tim Schooler said the company has a good reputation. The company will be treated the same as all others with regard to the next opportunity.

Area Plan – The ordinance to approve UZO Amendment #119 was tabled to July 14.

Committees

Transportation – Ron Holladay, Greg Jones and Steve Hahn are working on proposed sidewalk improvement between the Elementary and Intermediate schools. The approximate linear feet will be provided to three or more contractors to obtain quotes and estimate total project cost. There was discussion of potential route within existing easement / right of way.

Motion to adjourn 7:57 p.m. by Mary Jo Totten with second of Chad Lohmeyer. Motion carried.


Georgia Jones, Clerk Treasurer


James Miller, Council President

Memorandum of Open-Door Law Compliance

Battle Ground Town Council

Date: June 9, 2025

Time: 6:00 p.m.

Members Present

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


remote: none

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

Guest Present in Person: Colin Sullivan, Chris Limiac, Dave Buck, Edward Mroosian, Julie Pepple, Tim Schooler, Steve Easter, Kathy Easter, Carrie Costello, Greg Jones, Lisa Smith

Electronic Means of Communication Used For Members and Public: Zoom.us
Livestream on Youtube@BattleGroundIndiana

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