

Battle Ground Town Council

Meeting Minutes, July 14, 2025

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

Not present: Matt Coppock.

Also attending: Marshal BJ Moyars, Town Supervisor Ron Holladay, Town Assistant Jantzen Fields, Clerk Treasurer Georgia Jones

Guests: Edward Mroozian, Carrie Costello, Jason Wade, Joanne Kuhn Titolo, Julie Pepple, Dave Buck, Colin Sullivan, Chris Limiac

James Miller called the meeting to order at 6:02 p.m.

Town Attorney

The utility agreement with UMC (Woods Edge) should be ready for acceptance at the August council meeting.

The county building inspector, William Robinette, visited 102 Jewett Street and reported the broken windows contribute to an unsafe condition per county ordinance. Eric Burns advised the council to file a suit for violations of unsafe structure ordinance so the property can legally be made safe, and the cost to remediate become a lien upon the property. Mary Jo Totten **moved** to authorize the attorney to file with the court for judgment to correct unsafe property condition at 102 Jewett Street and begin the remediation process. Second of Steve Hahn, motion carried with unanimous vote. This would provide for security and removal of unsafe tree limbs that threaten neighboring properties. Marshal Moyers said a citation was posted at the property.

The concerns of neighboring homeowner Lisa Smith regarding animals that are suspected to live on the property would be appropriately addressed by the county health department and she will be contacted and advised to seek additional support there.

James Miller asked what can be done about a Maple tree beside the street at 102 S Winans. It is partially hollow and very likely to cause damage at some point. Ron Holladay will review the location to see if the tree is in road easement or on homeowner property. If not in the public right of way, the homeowner has responsibility to care for the tree. Miller also asked the attorney about enforcement of violations of sidewalk obstructions at pavement level and clearances to the side and overhead. Property owners must be given a violation notice with a timeline for response/action. After that time, the town may provide remediation and request reimbursement or file a lien. Sidewalk on the primary school corridor will receive immediate attention to be ready for the start of the new school year.

Eric Burns reviewed Ordinance 2025-650 with the council to fulfill the requirement for second reading. This ordinance sets the process for obtaining a bond to finance the Gateway Regional Sewer Project. Chad Lohmeyer **moved** to adopt ORD 2025-650 Bond Ordinance, with second of Steve Hahn. Motion carried with unanimous vote. At this time Burns left the meeting.

Contract Services

Hawks Nest - Chris Limiac reported recent progress includes a structure set in place at the sewer plant. There may be about 600 additional feet of underground drilling remaining, with pipe placement complete by July 25. Periodic work progress meetings will be scheduled with BFS, town and construction group representatives. An electrical contractor is needed. August 25 is the working date for completion. Guests commented at this time regarding Matt Coppock's absence from council meetings. One concern is the date construction areas will be returned to their original state after construction is final.

A priority is grade restoration at the north outlot which is used for recreation and storm water retention. The pond needs to be dredged. Due to the structure of the build-operate-transfer agreement, homeowners were urged to convey their concerns in writing to the project developer.

Gateway Regional Sewer – Following the required advertising period, the town received responses from three interested developers. The scoring committee meets July 15 to discuss the review process and begin comparisons. A recommendation will be provided to council for approval.

Minutes

Steve Hahn **moved** to approve the minutes of June 9, with second of Chad Lohmeyer. Motion carried with unanimous vote.

Clerk-Treasurer

A **motion** to approve the Register of Claims June 10 to July 14 in the amount \$310,130.80 was offered by Mary Jo Totten, with second of Chad Lohmeyer. Motion carried with unanimous vote.

The council shared opinions on the concept of "minimum bill" for the sewer utility and whether there is any situation that would exempt an account holder from paying a minimum fee each month, separate from water consumption. This discussion also included the way billing is currently set up to collect the operating overhead in the form of a minimum fee from each account, which includes 2,000 gallons of use. Some members favored using a base fee concept, where the total amount of use would be added to the base fee each time rather than have 2,000 gallons built-in as a "minimum". Guest Joanne Titolo expressed support for this billing method. The council will continue discussion at a special meeting, date to be determined.

Police Department

BJ Moyars reported the department's experience with the 2025 Fiddlers Gathering and said the deputies involved received private security pay and were not on the town payroll. The July 4 holiday weekend was quiet in Battle Ground, however the county had many incidents and the department provided assistance.

Marshal Moyars solemnly reported the passing of Tippecanoe County Sheriff's Office K9 Ördög and formally honored the dedicated service and invaluable assistance K9 Ördög, alongside his handler Sgt. Robert Loop, provided to the residents of Battle Ground over the years.

The town property at 107 N Railroad Street needs to be cleared of weeds. Pearson Recovery Inc. donated time, labor, and equipment to remove tall grass and weeds from the parking lot at the new location of the Battle Ground Police Department, 107 N Railroad Street.

Moyers requested approval for two additional Reserve Officers for assignments requiring specialized skills. **Motion** by Chad Lohmeyer to approve two reserve officers, with second of Steve Hahn. Motion carried with unanimous vote.

The current ordinance requiring golf cart registration and tags was discussed. Moyers requested to remove the inspection and also the registration fee imposed by Ordinance 2020-584. No action was taken.

Due to the growing inventory of confiscated evidence, Moyers requested the purchase of an additional evidence vault, also an upgrade to the department computer for faster processing of video. Mary Jo Totten **moved** to approve up to \$1500 for a computer, with second of Steve Hahn. Motion carried with unanimous vote. Chad Lohmeyer will review and recommend options for BJ to consider. At this time there is no action on the vault, with consideration deferred to August.

Marshal Moyers is planning a gathering for retired Marshal Jerry Burk on July 27, 2:00 to 5:00 p.m. at TC's Restaurant in Battle Ground.

Utilities and Street

Hawks Nest – One of the two pumps will not prime, and the department has invested many resources with no success getting it back into service. It could be sent out for repair, with a 4-week timeline and \$5,000 anticipated expense. Considering the construction schedule for the new main and lift station, Ron is requesting a decision whether to repair the pump or depend on the new lift being in service soon. He explained the operations plan in the event emergency measures are necessary. Following discussion, the council supports repairing the pump in the event the contractor has another stop in progress on the new pumps.

Renovation at the street barn is moving forward, with completion of foam insulation.

Area Plan

The council reviewed updates to Uniform Zoning Ordinances. Two amendments, #119 and #121 were information only, no action needed. Mary Jo Totten **moved** to adopt Ordinance 2025-653 UZO Amendment #121 Boarding Kennels, with second of Chad Lohmeyer. Motion carried with unanimous vote.

Committees – no reports

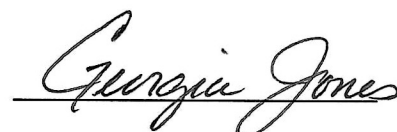
Old Business

James Miller would like to again address planning for a solar array, to move forward while incentives are still available from federal programs. This will be added to the August agenda.

New Business – none

Adjourn

Motion to adjourn 8:06 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: July 14, 2025

Time: 6:00 p.m.

Members Present

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

Via Zoom.us:

Also Present in Person: BJ Moyars, Ron Holladay, Georgia Jones, Jantzen Fields

Guests Present in Person: Edward Mroozian, Carrie Costello, Jason Wade, Julie Pepple,
Joanne Kuhn Titolo, Dave Buck, Colin Sullivan, Chris Limiac

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

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