

Battle Ground Town Council

Meeting Minutes, August 11, 2025

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

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

Guests: Greg Jones, Edward Mroozian, Steve Easter, Kathy Easter, Dave Buck, Chris Limiac

James Miller called the meeting to order at 6:00 p.m. He asked to have guest Greg Jones on the agenda first. Greg brought an estimate for road projects to rejuvenate surfaces on County Road 600, South Railroad and Prophet Street to extend the life of the asphalt. If this is completed in 2025 an additional appropriation may be needed. A CCMG application for 2026 grant would be due October 31. This would likely be around \$40,000. Greg will investigate the vendor schedule to know what is possible. Council is generally in favor, Mary Jo Totten **moved to advertise** an additional MVH appropriation \$50,000 to accommodate a 2025 project. Second of Steve Hahn, motion carried with unanimous vote.

Town Attorney

UMH Utility Service Agreement - Prior to this meeting, Eric Burns did not hear from the UMH leadership regarding re-establishing an agreement for utilities provided by Town by Battle Ground. His suggestion was to proceed as if Woods Edge would not be participating in upgrading their service and alternate arrangements would be needed. Jim Miller does not believe the town should pay any part of Phase I and Phase II that serves only the mobile home park, since there is no other entity known at this time that would be using the mains that serve the park. Mary Jo Totten sees the expansion as an investment to encourage growth. Greg Jones mentioned that in addition to the lift station, the current sewer main is aging and replacement needs to be planned.

Chris Limiac told the council that the project includes some oversizing to accommodate growth in the area. This expense should be allocated in part to future users, not born completely by UMH.

Eric recommends a subset of council members meet with UMH to finalize an agreement so that project planning and financing can move ahead. The original timeline was set to have discussions in June and finalize agreement by August. The town is out of time for negotiations and will investigate other options for UMH participation. The UMH management needs to accept responsibility for current system failures if they don't negotiate the new agreement and costs associated with sewer project Phase I and Phase II. Mary Jo Totten, Chad Lohmeyer, Ron Holladay and Georgia Jones volunteer to participate as a committee for the council.

102 Jewett Street - The property broken windows may be made safe and the property mowed to comply with town code, and the costs for remedy are recovered using a lien on the property. The fine for violation is not part of the lien. The town needs to document how long the violations continue. Marshal Moyers said a citation was issued August 11. The fines would be recovered in a lawsuit, there is a value limit of \$10,000. The property is not subject to sheriff sale but could eventually be a tax sale.

Sidewalks – James Miller requested the police give citations to all properties on Main Street to have public sidewalks cleared before school starts, and a record given to the clerk. Marshal Moyers advised that warnings would be given and if not addressed within given time, then a citation would be issued. Jim Miller also asked what could be done about the overgrowth of weeds at the water barn on Prophets Rock Road and the 107 N Railroad property that are municipal-owned. These properties are also subject to town ordinance requirements for appearance.

Bond Ordinance – Clerk Georgia Jones mentioned that the bond ordinance and advertising supplied by consultants does not mention the intent to include other revenue in addition to rates. This will be added to the Sept 8 agenda.

Promotions Fund – a sample ordinance for use of this fund was distributed as a starting point to update the types of expenses that would be appropriate. No action was taken at this time.

Permit for 9-story construction – James Miller asked if the approval for this exception to zoning can be rescinded. Eric Burns said perhaps it could but only if it would not cause undue expense for the property developer. Some councilors felt a tall building does not detract and may actually help give more visual prominence to the interchange.

Go Fund Me – Jim Miller asked if there are restrictions for the town to set up a fund for donations. The attorney advised that if used, the town should receive only the net donation, after any fees.

811 Locates - Matt Coppock asked if there is an agreement which would protect the town if a Conservancy employee marks a sewer line for 811 locates and there is an error that causes damages. Eric Burns advised Ron Holladay to exchange emails with Dan Gemmecke to arrange a blanket approval for mutual assistance. If an error is made, it would become the expense of the utility, and would not involve a volunteer who marked the location as an assistant.

Minutes

The minutes of July 14 were reviewed. The draft minutes originally distributed were updated for this meeting. Suggestions for edits are in the town marshal's report and a correction to spelling of Chad Lohmeyer's name. **Motion** by Chad to approve the updated minutes, with second of Matt Coppock. Motion carried with unanimous vote.

Contract Services

Chris Limiac reported progress on Gateway project. The committee will hold interviews with the contractor applicants this week. The final design contract supplement will be available prior to the next meeting, covering easement access, survey, subsurface investigation and final design work among other engineering needs. This will give council an opportunity to ask questions prior to approving the engineering fees. Given the BOT process, BFS will have greater flexibility to update and improve the design on expedited timeline.

Matt Coppock gave an update on Hawks Nest progress. A water main conflict was discovered and is taking time to resolve. The crossing will be at the gravity sewer location. The new completion date is mid-September. Restoration through the woods area does not include placing culverts, and the area will be restored to previous elevation. Brush will be stacked at the edge of the easement. Maintaining the easement may require specialized mowing equipment due to ravines and uneven terrain.

Guest Kathy Easter asked about restoration of grade for adequate drainage in the Munsee outlot behind her home. Matt Coppock, representing the contractor Rock n Dirt, said he is aware of the need for that and also cleanup at the pond area after construction work is done.

Clerk-Treasurer

A **motion** to approve the Register of Claims July 15 to Aug 11 in the amount \$313,479.25 was made by Chad Lohmeyer, with second of Matt Coppock. Motion carried with unanimous vote.

Utility rate review committee met to discuss options for rate review and potential fees. Any decision is pending the outcome of a meeting with UMH regarding costs for construction. A utility rate review needs to be completed by someone who is certified for municipal financial consulting. The plan is to request a combined utility review including Conservancy charges to plan necessary increases in a manner considerate of customers, going forward 2-3 years. The Conservancy Board of Directors agrees with this approach and will contribute to the cost for review.

Ashley Garriott is the new clerk working part-time two days each week in the billing office.

Police Department

The department participated in a recent missing child case, along with first responders from all over the area. Members of the department attended ARA training in French Lick.

A detective will be hired for part time investigation assistance. There will not be a need for additional equipment, however may require a title change in the salary ordinance. Fred Townsend now has a job description for chief deputy. The clerk requested a motion by council for any pay changes that are retroactive to previous year.

A resident came to town hall with a complaint about a rooster in the West Street area.

Utilities and Street

Ron Holladay reported completing a successful repair on the Hawks Nest lift station pumps, taking 4.5 hours and requiring two vac trucks. The repair involved replacing a pipe that developed a rust hole which prevented the pump from operating as designed. Matt Coppock asked if all lift stations were inspected annually for holes in the riser pipe. Ron said they are, however the Hawks Nest pipe damage was on the back side of the pipe and not visible in the inspection method they were using. They will adjust to find any future issues.

The Dixie Chopper mower was out for repair and the Kubota was also out of service at the same time. It took a week or so to catch up mowing.

Ron requested an additional day of bereavement leave to attend the funeral for his brother-in-law. Steve Hahn **moved** to approve the additional day, with second of Chad Lohmeyer. Motion carried with unanimous vote.

Jim Miller commented it is time to hire additional help for the MVH, mowing and wastewater plant needs. As Jantzen becomes more involved with wastewater operator responsibilities, Ron said he will need someone to work on maintenance and be available for snow plow duty. Ron will provide a job description for advertising, and would like to have help from the HR committee to review applicants.

Area Plan - No report

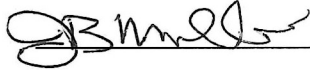
Old Business

Town Hall – Jim Miller has a suggestion to renovate the current town hall instead of planning a new one. He asked two companies to provide estimates for leveling the floor, around \$35,000. This would require corrections to the lot drainage to avoid future damage. Georgia Jones asked if the council wants to reconsider the ideas expressed for a new town hall, which potentially included community event space. Chad Lohmeyer would like to review the options presented at previous meetings. There was discussion and no action was taken.

Sidewalk between the schools - Steve Hahn has two estimates for construction of a sidewalk on High School Street. He visited with the schools' principal, who mentioned he would investigate available grants. The school schedule provides for adults to walk with the students daily so they are safe. James Miller requested to see hard data about the vehicular use of that street and how many people walk between the buildings at what times, before approving an expenditure for sidewalks.

Motion to adjourn 8:06 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: August 11, 2025

Time: 6:00 p.m.

Members Present:

in Person: James Miller, Steve Hahn, Chad Lohmeyer, Matt Coppock

Via Zoom.us: Mary Jo Totten

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

Guest Present in Person: Greg Jones, Edward Mroozian, Steve Easter, Kathy Easter,
Dave Buck, Chris Limiac

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

Attest:



Georgia Jones, Clerk-Treasurer