

Battle Ground Town Council

Meeting Minutes, September 8, 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
Guests: Joanne Kuhn Titolo, Colin Sullivan, Dave Buck, Chris Limiac, Edward Mroozian, Amanda Shaad, Billy Neal, Chad Lovelace, Troy Dykhuizen, Mike Owens, Kathy Easter, Hannah Ruppel, Steven Easter, Carrie Lohmeyer.

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

Public Hearing – 2026 Budget

Mary Jo Totten moved to open a public hearing to consider the 2026 budget, with second of Steve Hahn. Motion carried with unanimous vote. The total General Fund is \$678,362, MVH is \$198,331 and the total of all budgeted funds is \$1,544,193. Salary appropriations were increased 3% for all funds, with specific increases addressed later in the salary ordinance. Hearing no questions from the gallery, Mary Jo moved to close the hearing, with second of Matt Coppock. Motion carried with unanimous vote.

Public Hearing – Gateway Regional Sewer B.O.T. Developer Selection

Chris Limiac reported the process for selection and recommendation of the committee for the Gateway project. The evaluation scores were very close among the three excellent companies which submitted proposals. The committee recommends Bowen Construction for this project. After discussion, Mary Jo Totten moved to approve Bowen for the project, with second of Steve Hahn. Motion carried with Steve Hahn, Matt Coppock, Chad Lohmeyer and Mary Jo Totten voting Aye, and James Miller voting Nay.

Hearing no other comments related to the topic, Mary Jo moved to close the hearing, with second of Matt Coppock. Motion carried with unanimous vote.

Contract Services

Hawks Nest lift replacement - Chris Limiac reported the lift station installation is stalled due to discovery of subgrade conflicts with existing water main pipes. It was determined that the best long-term solution is to re-route the existing main, however this is complex because the Conservancy does not have valves that would isolate that section of pipe. A revised completion date is not estimated at this time.

Gateway Project – following the selection of the BOT contractor, the final design of Phase 2 and Phase 3 need to be expedited. An agreement covering the final design was distributed to the council prior to the meeting so questions could be addressed. Supplemental Agreement No. 1 specifies all activities needed to complete the project in cooperation with the B.O.T. contractor. This agreement adds \$1,024,650 to the original contract, for a total of \$1,050,150.00 engineering fees. These costs are represented in the planning level budget provided by BFS early in the project. The supplement contains a clause limiting the invoice to work accomplished if anything happens to stop the project.

Discussion covered the importance of a financial advisor to look at repayment scenarios, and the participation of UMH (Woods Edge) to cover costs attributed to service at that location outside the

town's municipal service area. There is a desire to set fees so commercial development costs do not become a burden to residential rate payers in the town. Because the mobile home park is currently a customer, the needs of that system must be considered and provided for. Working out mutually acceptable terms is a priority. Having that agreement in writing will be important to establish commitments for rates and financing. James Miller does not want to proceed without a complete understanding of the effect on utility rates, saying there are too many unknowns at this time. Chad Lohmeyer moved to approve "739000.0000 Gateway Regional Sewer Project Supplemental Agreement No. 1", with second of Matt Coppock. Motion carried with Lohmeyer, Coppock, Hahn and Totten voting Aye and Miller voting Nay.

It was noted that inspection or project management, if desired, would be a separate supplement in the future.

Attorney

UMH Agreement – Eric Burns reported results of a meeting with UMH for purposes of establishing a new sewer utility service agreement. The town needs to provide a proposal that addresses costs for the Gateway project which correlate to the needs of Woods Edge and its anticipated growth. BF&S engineers provided a cost allocation profile which has been shared with UMH, listing 100% of Phase 1, 50% of Phase 2 and 30% of Phase 3 attributed to Woods Edge.

Jim Miller stated a motion to change the draft agreement, and assign 100% of Phase 2 costs to UMH. Mary Jo Totten provided a second to allow discussion to go forward. Miller suggested the motion because until there is additional development in the service area, Woods Edge is the only customer served by that section of the regional plan. The land proposed to be served was not included in recent updates to the Tippecanoe Township land use plan for residential or commercial development. If development did occur, there could be fee reductions or reimbursement to Woods Edge.

Call for the question, motion did not pass. Miller voted Aye, Coppock, Hahn, Lohmeyer and Totten voted Nay.

102 Jewett Street – A warning and violation notice was served by the town marshal to mow the yard and secure the property. When this was not addressed in the time allowed, the town employees mowed the yard and a contractor secured the windows and roof. An invoice for this work will be filed as a lien against the property. Ron Holladay asked if the vehicle could be moved to remove dead limbs on a tree on the back lot line. It was determined that the vehicle could be moved aside for safety reasons.

Sidewalk maintenance – Burns advised the council that state law determines sidewalk maintenance is the responsibility of the property owner. If the town determines a sidewalk is a safety issue, or presents a liability, the property owner must have notice to remedy within 10 days, and if no response, then the town may arrange remedy and recover the cost with a lien. This applies to cutting back encroaching shrubs, weeds, or trees, as well as replacing decrepit concrete. A grant for 50% of sidewalk replacement is available to property owners who apply prior to the work and follow the guidelines for inspection and construction. Some routes have been identified as priority for pedestrians to and from the schools. These areas qualify for 100% town funds. Steve Hahn moved to approve sidewalk replacement for a section on Main Street between 103 Main Street and East Street. This area is notably poor condition and a hazard. Second of Chad Lohmeyer, motion carried with 5 Aye.

Sidewalk Repair Grant Applications - Mike Owens requested a 50% match for sidewalk repair at 205 Tipton Street. A match request was also received for 208 Jefferson Street. Ron Holladay inspected the Jefferson Street location and will work with Owens to inspect his location. Mary Jo Totten moved to approve both applications, with second of Steve Hahn. Motion carried with unanimous vote.

High School Street Sidewalk - In previous meetings there was discussion about a request from the BG Elementary Parent Teacher Organization to create a sidewalk High School Street between the two schools. As there are many facets to this decision, a special meeting is called for September 15 to evaluate cost and proposed solutions.

Minutes

Chad Lohmeyer moved to approve minutes of August 11 with second of Matt Coppock. Motion carried with unanimous vote.

Clerk-Treasurer

A **motion** to approve the Register of Claims August 12 to September 8 in the amount \$417,363.29 was offered by Mary Jo Totten, with second of Chad Lohmeyer. Motion carried with unanimous vote.

Police Department

BJ Moyars reported sidewalk ordinance enforcement efforts, and indicated properties between the schools and on the designated school corridor sidewalk have been given citations to clear obstructions.

Utilities and Street

Ron Holladay reported the sewer from the back half of Shawnee Ridge to Hawks Nest was plugged due to rags in the main which had to be jetted to clear the blockage. There was discussion how to alert residents to the higher maintenance costs caused by wipes in the system.

Ron would like to procure a 24' x 24' storage building to house the generator, leaf vac and other equipment out of the weather. If he does the lot preparation, the structure including delivery fee from Little Fawn buildings is \$16,700. Steve **moved to approve up to \$17,000** for the building and related setup items. Second of Chad Lohmeyer, motion carried with unanimous vote.

Ron mentioned receiving 225 spam calls in a short time on his work phone. Georgia Jones commented that town email has also received a lot of spam email activity and to be wary of emails with attachments and odd requests such as buying gift cards.

Five catch basins were identified needing repair, and Ron requested approval to hire a company to complete this work. Mary Jo Totten **moved to approve \$9,400** for the quote received, with second of Steve Hahn. Motion carried with unanimous vote.

Area Plan – A request was received from INDOT to change the name of a Battle Ground court to be less confusing when signs are placed at the new signal light on State Road 43. Chad Lohmeyer **moved to approve changing the name** of Northgate Court to Northgate Drive. Second of Matt Coppock, motion carried with unanimous vote.

Committees - items were previously addressed or deferred

Old Business

James Miller asked the council to approve a design plan to stabilize town hall foundation, level the floors, address drainage issues, expand the meeting room space, improve the front door appearance, and any other basic repairs that are needed. The council needs to agree on a scope of work in order to request quotes and assess what budget would be needed. Miller also would like to hire someone to repair the cracks in the sidewalk on North Street. These were deferred to the next meeting.

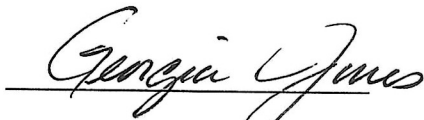
New Business

The hillside on Prophets Rock Road at the utility plant needs to be leveled and replanted. It could be done by employees or contract with a vendor, however there several remaining stumps and roots to remove first. This work will be evaluated and potential costs discussed at the next meeting.

Guest comment

Billy Neal asked if there is an ordinance that prohibits people living in campers in their driveways. The town marshal affirmed that is not allowed, however a formal complaint is needed before the deputies are allowed to investigate. There are a few instances that are known and if reported, the deputies can begin asking questions.

Motion to adjourn 8:09 p.m. by Mary Jo Totten, with second of Matt Coppock. Motion carried.



Georgia Jones, Clerk-Treasurer



James Miller, Council President

Memorandum of Open-Door Law Compliance
Battle Ground Town Council

Date: September 8, 2025

Time: 6:00 p.m.

Members Present

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


Via Zoom.us:

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

Guest Present in Person: Joanne Kuhn Titolo, Colin Sullivan, Dave Buck, Chris Limiac, Edward Mroozian, Amanda Shaad, Billy Neal, Chad Lovelace, Troy Dykhuizen, Mike Owens, Kathy Easter, Hannah Ruppel, Steven Easter, Carrie Lohmeyer

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

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