

BATTLE GROUND
CONSERVANCY DISTRICT MEETING

July 20, 2022

Attendance: Chairman Rick Oliver, Vice Chairman Carol Watson, Andrea Agree, Philip Baer, David Bisher, Ron Holladay, and Joe Kline.

Also present: Dan Gemmecke (Superintendent), Georgia Jones (Financial Clerk).

Guests in person: Bill Jones, Kathy Easter, Mike Pardue

Guests via Zoom.us: Joanne Titolo, Buffy Rogers, Ron Evans

Rick Oliver called the meeting to order at 6:00 p.m. and changed the agenda to hear guest comments first.

Mike Pardue requested an access easement from the Conservancy so he can transfer his property to a new owner. Phil Baer moved to allow Chairman Rick Oliver to negotiate the terms of the easement and sign legal documents on behalf of the Conservancy. Second of Ron Holladay, motion carried with unanimous vote. Rick Oliver will contact the attorney who is working for Mike. Mike then left the meeting.

Joanne Titolo requested the Conservancy check the water line that serves her property to verify if there are any other users. The recent line repair is costly and should not be her responsibility if it is not a private service line. Dan Gemmecke will follow up.

Ron Evans wants to pour a concrete apron around the meter cover on his property. Dan recommends reinforcing the concrete around the meter pit. The conservancy would work with the customer's contractor for grade and use risers to match grade. Rick Oliver suggested that Ron have his contractor get in touch with Dan for specifics of installation.

Minutes

Ron Holladay moved to accept the minutes of June 15, 2022. Second of David Bisher, motion carried with 6 Aye and one abstain from Phil Baer who was absent that day.

Customer Service Report

Joe Kline reported six calls in May; three irrigation account requests, one back flow question, and one turn-off for damage to a service line for irrigation. There was one complaint from the historic town area.

Water Superintendent Report

Locates for fiber and communication installations take a lot of time. All requests for the commercial areas and residential are caught up as of July 19.

Chemical equipment repairs were completed as needed.

Dan reported time spent on meetings and assisting the work on Tomahawk, Starbucks and Taco Bell projects. Taco Bell is moving fast. All meters and equipment are in place ready for turn on. A meter for Starbucks was received to install this week.

Steve Easter, a town employee, has been hired by the Conservancy to install meters, working around his town schedule. Kevin Denny will be on payroll for water testing for 6 to 10 weeks.

The water leak on Sherman Street caused by construction equipment for the Tomahawk project will be repaired with the water main tie in. A service line on S. Winans Street developed a leak. It was installed for the old Fire Station at 111 North Street. A meter pit and shutoff valve were installed to complete a repair at 6027 Flintlock.

A request on Naschette needs to be reviewed. A water test requested at River Bluffs came back with no problems. An issue with fence damage at Shawnee Ridge needs follow-up.

A vendor contacted the Conservancy for collections assistance, the request is referred to GM Development.

Financial Clerk

Motion by Carol Watson to accept the transfer of wastewater and storm water utility escrow \$65,198.23. Second of David Bisher, motion carried with unanimous vote.

Motion by Carol Watson to approve the register of claims June 16 to July 15, \$44,066.04. Second of Ron Holladay, motion carried with unanimous vote.

Georgia Jones suggested the directors consider writing off an uncollectable fine, the account owner is deceased. **Motion** by Joe Kline to abolish the fine represented by Invoice 40. Second of Andrea Agree, motion carried with unanimous vote.

Joe Kline **moved** to proceed with small claims collection for Invoice 44. Second of David Bisher, motion carried with unanimous vote.

Old Business

Tower 2 start date is delayed.

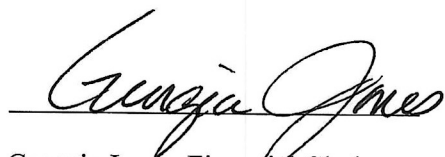
Signatures to finalize the district plan documents are nearly complete.

Carol Watson requested a refund of the first payment made to cover income survey expenses, after it was determined this community is not eligible for the intended grant and the survey would not be effective.

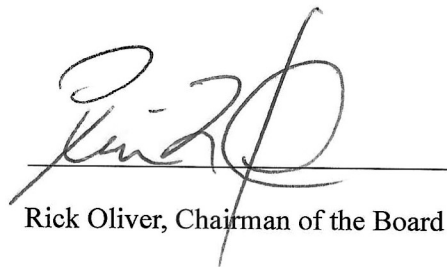
The Revenue Committee will meet with Dan Gemmecke prior to August 17 to work on the 5-year plan.

New Business

Motion to adjourn at 7:15 p.m. by David Bisher with second of Joe Kline.



Georgia Jones, Financial Clerk



Rick Oliver, Chairman of the Board

Memorandum of Open-Door Law Compliance

Date: July 20, 2022

Time: 6:00 p.m.

Members Present in person: Rick Oliver, Carol Watson, Andrea Agree, Philip Baer, David Bisher, Ron Holladay, Joe Kline

Members Present Virtually: None

Also Present: Dan Gemmecke, Georgia Jones

Guests present in person: Bill Jones, Kathy Easter, Mike Pardue

Guests attending Virtually: Joanne Titolo, Buffy Rogers, Ron Evans

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

Attest:

A handwritten signature in black ink, appearing to read "Georgia Jones", is written over a horizontal line.

Georgia Jones, Financial Clerk