

**BATTLE GROUND**  
**CONSERVANCY DISTRICT MEETING**

**March 19, 2025**

Attendance: Chairman Ron Holladay, Vice Chairman Carol Watson, David Bisher, Joe Kline, Rick Oliver, Carol Watson. Philip Baer did not attend.

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

Guest: None

Ron Holladay called to order at 6:00 p.m. There were no changes to the agenda.

**Chairman Comments**

Ron Holladay mentioned the work moving forward by developers to build the Arby's at CR600N and State Road 43. He believes adding this commercial customer will help strengthen both utilities. QuikTrip, planned since 2021, has final approval from INDOT and should be breaking ground soon for their store on Northgate.

**Minutes**

Minutes of February 19 were tabled to April since there were only 3 directors present who attended that meeting. Carol Watson and Rick Oliver said they would abstain from voting.

**Customer Service**

Joe Kline reported three customer service calls for the month of February 2025.

- 1 usage/billing, at River Bluffs/Yellowknife District

- 1 meter issue, south CR 600N District

- 1 leak reported on Main Street, Historic District (this was in the street, not a residence)

All reports were closed as of March 14, 2025.

**Water Superintendent Report**

Dan Gemmecke advised the board of results for the PFAS sample, zero detects were found. The second required sample will be in 6-7 months.

Meter reads with the new Neptune 360 system were accomplished in 1.5 hours, compared to 4-6 hours on the previous equipment. Two sites were dug and meters replaced on Lookout and Bittersweet.

The Lead and Copper mitigation will work on 10% of inventory this year. Dan Gemmecke advised the board of an opportunity to purchase a hydro-vac that could save time and money as he moves through the entire project. Following discussion, David Bisher moved to approve \$45,000 for this capital equipment purchase, with second of Carol Watson. Motion carried with 4 Aye, and Rick Oliver abstained from vote.

**Financial Clerk**

After review of the Register of claims, Carol Watson **moved** to approve expense February 20 to March 19 in the amount \$54,234.81 and the February utility escrow transfer of \$90,260.69. Second of Joe Kline, motion carried with unanimous vote.

The financial clerk advised the board of an effort by government units to write letters to Indiana legislators in opposition to current language in Senate Bill 1 which contains drastic changes to property tax. A template letter is available if desired.

It is advised to plan for a rate study in the near future. The only rate changes for three years affected the rate tiers 5,000 gallons and above. One of the requirements for a study is a current five-year plan. Conservancy leadership could use fall 2025 as a target to have this accomplished.

### **Old Business**

Conservancy District Plan – The Clerk requested a digital copy of the plan for the office.

Utility bill non-payment and shutoff policy statement – The policy has been drafted, and is under review.

### **New Business**

Position posting – A job posting was created on INDEED.com to solicit resumes for a trainee. Several applications have been received. Dan and Carol will review them and make recommendations.


Director nomination – A direct mail letter was sent to every freehold in the area north of CR600 North, inviting nominations. Nomination forms are due by 4 PM on April 16, prior to the next board meeting.

### **Guest Comment**

Town Council President James Miller was online and asked the board if there were any concerns about capacity to serve potential development west of SR 43 that is in various stages of planning. Dan Gemmecke said he has no concerns for residential use or commercial use unless the buildings are very tall.

Miller asked a question, what might developers offer to the area that could enhance quality of life or job creation. There was limited discussion and a variety of viewpoints.

Rick Oliver **moved** to adjourn at 7:00 p.m. with second of Carol Watson.



Georgia Jones, Financial Clerk



Ron Holladay, Chairman of the Board

## Memorandum of Open-Door Law Compliance

Date: March 19, 2025

Time: 6:00 p.m.

Members Present in Person: Ron Holladay, Carol Watson, David Bisher, Joe Kline, Rick Oliver.

Member Present Virtually on screen: none

Member Present by Telephone: none

Also Present in Person: Dan Gemmecke, Georgia Jones

Guest Present in Person: Edward Mroosian

Guest Present virtually:

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

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, Financial Clerk