



July 20, 2020

Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order July 20, 2020 at the Chandler Town Hall, 401 E. Lincoln at 6:00 p.m.

**Roll call: Present** - Cheryl Amos, Kim Burnett, Sandy Elder, Tonya Wester, Ron Whitledge

**Absent** -

**Pledge of Allegiance**

**Minutes:** Motion was made by Ron Whitledge to approve the July 6, 2020 regular meeting minutes as written, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

**Comments from Citizens on the Agenda:** Tonya invited Andrew from the Department of Natural Resources to speak about renovating the town’s lake. Andrew explained that gizzard shad was found in the lake which lowers the bass population and limits growth of blue gill. The renovation process starts with the use of a poison rotenone to kill off the fish in mid to late September, then the lake will be restocked with new fish in late October or early November. The town will need to block the lake overflow and restrict access to it for up to 14 days and will have to manage the removal of dead fish. Most of the fish will die immediately, but some may last for up to 3 days after treatment. The DNR investigated aerial photos of the lake and suspect the gizzard shad must have been added by a person since there are no other bodies of water around that could explain its presence. Andrew also mentioned there may be some changes to fishing regulations that can benefit our lake since we are currently covered by older laws that don’t limit bass size and catch limits for blue gill. Tonya asked Andrew to attend one more meeting before starting the renovation.

**Last call for bids:** Josh made a last call for bids for the Green Valley Area Stormwater project. No additional bids were submitted. The town received a total of 3. The following bids were submitted:

Bidder	Jerry Aigner Const., Inc.	Ragle, Inc.	Sun Energy Group, LLC
Headquarters	Boonville, IN	Newburgh, IN	Huntingburg, IN
Total Base Bid	\$127,467.50	\$119,510.00	\$278,906.00

Motion was made by Ron Whitledge to table the award of the contract till BLN can review the bids, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Tonya closed the public hearing for the tax abatement application

**Public Hearing: Tax Abatement**

Tonya closed the regular meeting and opened the public hearing for Keller Development's tax abatement application. Greg Majewski from Keller Development explained the tax abatement is needed to sustain the project into perpetuity and the state views it as a local contribution, which is needed to have a successful application. William Jenkins asked how much tax money are we expecting to miss out on. Tonya explained the property is expected to generate about \$30,000 in property taxes over the next 10 years as is and about \$174,000 is being abated over the same period. Jordan Aigner from Aigner Construction pointed out that the State St property is currently town owned, so the town will still see an increase in tax revenue even with the abatement once the property sale is complete. Tonya made a last call for public statements or additional comments from the council.

Motion was made by Ron Whitledge to approve Resolution 2020-04, second by Kim Burnett. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Tonya closed the public hearing for the tax abatement application

### **Public Hearing: Rezoning**

Tonya opened the public hearing for rezoning of property on N. State. St. and Gardner Rd. Josh presented rezoning of the 500 block of N. State St. from C3 to R2. Tonya invited the public to make comments. Motion was made by Ron Whitledge to approve Rezoning Ordinance 2020-04., second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes.

Josh presented rezoning of 6322 Gardner Rd from R1 to R2 and 6324 from C1 to R2. Tonya invited the public to make comments. Motion was made by Cheryl Amos to approve Rezoning Ordinances 2020-05 and 2020-06, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Tonya closed the public hearing for rezoning of property.

**Town Attorney:** Josh explained the utility has 3 fees when installing a service: connection, system development, and deposit. Due to state laws, we can't waive the system development or deposit fee. Josh asked the council to approve connection fee waivers for Keller Development. Greg from Keller Development stated they plan to install 41 ¾ inch meters and expect \$63,550 in connection fees. Greg explained they will go forward with the grant application without the waiver, but it could give them a half point on their application and the grant is competitive. Motion was made by Ron Whitledge to waive water and sewer connection fees of \$63,550, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Tonya closed the public hearing for rezoning of property.

Josh presented Keller Development's request for lien waivers on the property at 6324 Gardner Rd. Grover mentioned he thought the liens were payed off and Josh noted the ALTA report showing \$5,199.50 was from January 2020. Motion was made by Cheryl Amos to waive any remaining liens effective July 20, 2020, second by Kim Burnett. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Tonya closed the public hearing for rezoning of property.

Department heads emailed their reports.

**Environmental Manager:** Grover notified the council that Henry's Mobile Home started cleaning up the property and asked for more time due to heat. Tonya felt it was okay to provide more time if he continued to make progress, but asked Grover to take pictures to help monitor it.

**Clerk Treasurer:** Report emailed. Brian presented IVFA annual dues to the council for \$460. Motion was made by Tonya Wester to approve IVFA dues for \$460, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Tonya closed the public hearing for rezoning of property.

Brian notified the council the exit hearing for the 2018-2019 audit has been schedule for 11:00 a.m. on July 23, 2020.

**Old Business:** Misty presented an updated rental agreement to the council she prepared with Kim. Misty also presented a quote from D&D Sure Shot for \$200. After some discussion the council agreed the changes were needed and a cleaning service is needed.

Motion was made by Sandy Elder to approve monthly cleaning by D&D Sure Shot for \$200, second by Kim Burnett. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Tonya closed the public hearing for rezoning of property.

Motion was made by Kim Burnett to approve the updated rental agreement, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder abstain, Tonya Wester yes, Ron Whitledge yes. Tonya closed the public hearing for rezoning of property.

Misty notified the council the town will need to buy about \$12,000 in new equipment to make all cameras compatible with each other. Tonya asked her to get information for the cost for additional cameras ready by next meeting. Misty hasn't received an update from WOW and she is looking into more goals for the basketball court.

The new park equipment has arrived, but Ron isn't sure when he'll have time to organize the installation. Tonya asked if Ron would have any issues with someone else organizing the installation and Ron said no. Bob suggested combining the installation with NNO. Tonya tabled the discussion.

**Claims:** Ron Whitledge made a motion to approve claims as presented in the amount of \$415,904.38, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Motion was made by Tonya Wester to recess meeting, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

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Tonya Wester, Council President

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Brian Pace, Clerk Treasurer