

April 5, 2021

### Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order April 5, 2021 at the Chandler Town Hall, 401 E. Lincoln Ave. 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 March 15, 2021 regular minutes and March 31, 2021 executive minutes, 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:** Jordan Aigner from Aigner Construction announced that they were awarded tax incentives by the state and will go forward with the development project on State St. and the old nursing home property. Jordan told the council that material costs have increased substantially, so Keller Development will likely wait till later in the year or next year to break ground. The next step is to finalize the purchase of the property. Jordan is also pushing Keller Development to go forward with demolishing the old nursing home property. Josh will keep Keller updated on the subdivision creation. Josh notified the council that Keller is a great developer and very professional.

Larry Haag from BLN presented the cost estimate for a topological survey for the Green Valley Dr. Area Stormwater Project. Larry recommended starting at the lowest elevation and work your way up as the town starts to repair culverts and ditches. Cheryl asked if it covers Green Valley Dr, Les Dr, Short St, Iowa St, and Illinois St and Larry confirmed it does. Cheryl and Grover identified 97 houses in the area. Tonya noted the survey will cost \$567 per house. Rob mentioned street money could potentially be used. Ron suggested going forward if funds are available. Tonya asked for a timeline from Larry, and he believes they can get started in about 30 days after the contract is approved. Tonya tabled it till next meeting. Larry also told the council it has been too wet to install the castings, but it will be installed soon.

**Town Attorney:** Josh presented the resolution for tax abatement for Lampert Properties LLC. The current value is \$68,000 and they expect to create \$1,132,000 in improvements. The abatement is over 10 years. Ron asked Josh how often Evansville uses a 10-year abatement schedule or if they have another method to create a schedule. Josh explained the 10-year schedule is the most common, but they occasionally use a different schedule. Lampert did not specifically request 10 years, but Josh can modify it if the council wishes. Cheryl and Tonya suggested a 5-year schedule. Josh mentioned a public hearing will have to be held to finalize the tax abatement. Motion was made by Ron Whitledge to modify the resolution to have a 5-year schedule, second by Kim Burnett. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Motion was made

by Ron Whitledge to approve the resolution, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Aigner and Keller are interested in the Fisher Bros property. Josh received quotes for 2 appraisals, one from Bartlett and Associates for \$2,250 and one from William Wilson Auction and Reality for \$500. Josh explained both appraisals meet the town's legal requirements, but Bartlett's provides a detailed report with their appraisal which is why there is such a significant cost difference. Josh reminded them of the billboard and the owners are willing to allow it to be moved if a suitable location can be agreed on, but the cost is substantial and will be at the developer's expense. Josh believes Bartlett will account for the billboard in their appraisal. Motion was made by Cheryl to get the appraisals, second by Kim Burnett. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh also reminded the council they will have to develop a plan for the American Rescue Plan funds.

**Police Chief:** Report emailed. Tonya mentioned the new ticketing process is working.

**Fire Chief:** Report emailed.

**Director of Public Services:** Report emailed. Rob presented a quote to replace the sewer in Castle Hills that has been causing issues. It will be relocated onto Jeremy's property in an easement which will allow better access. The cost is \$98,850 and will be paid from excess Heim Road funds. Motion was made by Kim Burnett to approve the quote, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob would like to confirm policies on masks, vaccinations, and covid related time off. Tonya said they are not interested in forcing anyone to get vaccinated and will not require masks if our county is in blue. They will address covid related time off next meeting since the age limit for eligibility only recently reached 16.

Rob's crew installed the fabric and will get mulch put down at the playground tomorrow. Rob will get with Kim and will start work on the smaller of the 2 playground sets. Cheryl back tracked to address concerns about the state's mask policy. Josh will confirm, but he believes it is only schools and state-owned buildings that will require masks. Bleachers will be installed next week if time allows.

Rob asked for opinions regarding the rocks at Fuquay and Gardner and the town's liability. After some discussion, Josh agreed to look into it. Rob is also working on a list of potential projects for the American Rescue Plan funds.

Sandy asked if the tap issues with Lampert have been resolved. Rob has addressed it and he has paid all fees required for current construction and understand what is needed in the future. Rob said there are also issues with taps in annexed areas we will have to discuss.

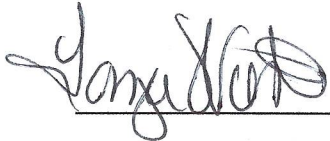
**Utility Administrator:** Report emailed. There are dead trees at the park that create some risk for our property, but we are not certain where the property line is so they may not be on our property. Tonya suggested surveying it. The council also discussed surveying the new town hall property due to neighbors burning debris. Rob will get estimates for the survey.

**Environmental Manager:** Report emailed.

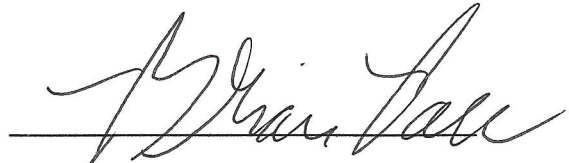
**Clerk Treasurer:** Report emailed.

**Claims:** Cheryl Amos made a motion to approve claims as presented in the amount of \$642,340.64, second by Ron Whitledge. **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.

A handwritten signature in cursive script, appearing to read 'Tonya Wester', written over a horizontal line.

Tonya Wester, Council President

A handwritten signature in cursive script, appearing to read 'Brian Pace', written over a horizontal line.

Brian Pace, Clerk Treasurer