

May 17, 2021

Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order May 17, 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 Sandy Elder to approve the May 3, 2021 regular minutes, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Comments from Citizens: Chad Lampert attended the meeting and asked the council if it would be possible to receive a 10-year tax abatement instead of 5. Tonya briefly explained the town approved a 5-year abatement instead of 10 years since the circumstances are different than other abatements that have been approved. In the past, businesses that applied for abatements directly employee individuals instead of leasing property for business use. Chad asked if the abatement could start after construction is finished. Tonya agreed if there are no legal issues.

Police Chief: Report emailed.

Fire Chief: Report emailed.

Director of Public Services: Report emailed. Rob presented pay app #1 for the Bell Rd Sanitary Sewer Relocation project. The net amount to be paid to BMB is \$139,883. Motion was made by Cheryl Amos to approve the pay app, second by Kim Burnett. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob presented change order #2 for the Downtown Waterline Replacement project. The net amount of the change order is -\$2,646.72. Motion was made by Ron Whitledge to approve the change order, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob presented pay app #8 for the Downtown Waterline Replacement project. The net amount to be paid to Ragle is \$638,973.78. Motion was made by Kim Burnett to approve the pay app, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob presented pay app #7 for the Bell Rd Waterline Relocation project. The net amount to be paid to Ragle is \$100,000. Motion was made by Cheryl Amos to approve the pay app, second by Sandy Elder.

Roll call: Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob asked if the council would still be interested in solar panels to subsidize our energy costs and if he should reschedule a meeting with the company that reached out. The council agreed to meet on July 20 at 5pm. Rob will get quotes for tree removal by the next meeting. Tony asked if the trees are ours. Rob explained the trees are on the property line, but believes they were originally planted on the town's property. He will notify neighbors when they are ready to be taken down.

Town Attorney: Josh presented notified the council of Ordinance 2021-04: Accessory Uses. He briefly explained the APC will need to approve it first, but the ordinance will make minor changes to how accessory structures are addressed.

Josh presented Resolution 2021-06: Utility Services Agreement. Rob explained it is the last easement needed for the Jenner Rd project. The resolution approves 2 easements and a utility agreement. There are no upfront costs, but the town may have to waive tap fees and cover the cost of removing trees and shrubs in the future if the property is developed. Motion was made by Kim Burnett to approve Resolution 2021-06, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh presented Resolution 2021-07: Amendment to Lease with Warrick County. The town's original goal was to subdivide the lot the EMS station is on and sell the property to Warrick County. Grover found the lease agreement and discovered 2 issues. The lease provides entitles Warrick County to green space and runoff rights and there is a strip of land between the area leased by Warrick County and the boundary of the subdivided lot. The resolution will add the strip of land to the lease and address drainage issues, so the town will not be left with a small strip of land or interfere with the development project. Motion was made by Ron Whitledge to approve Resolution 2021-07, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh received one appraisal for the Fisher Bros. property for \$256,000 and is waiting for the second. Aigner and Keller Development may not act on that price. Josh explained that we can list the property for the average of the appraised value and if there are no other interested parties within 60 days, then the town can renegotiate at a lower value with Aigner and Keller Development.

Utility Administrator: Report emailed.

Environmental Manager: Report emailed.

Clerk Treasurer: Report emailed. Brian updated the council and will start working on the capital asset ledger using the equipment, property, and auto schedule from the town's insurance renewal.

Kim brought up the hearing aid policy. Tonya explained there has been some confusion and explained that she intended to provide up to \$2,500 in benefits and suggested removing the 50% restriction to eliminate the confusion. The council discussed and agreed. Motion was made by Tonya Wester to provide reimbursement for hearing aids up to \$2,500 and to make this retroactive to January 1, 2021, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

New Business: Tonya asked Josh about changing the start date for the tax abatement that was previously approved for Lampert. Josh said that it would require an amendment and he is not aware of any restrictions that would prohibit that. Tonya asked if it could be applied in phases, but Josh explained the abatement is applied to parcels so it could not be phased in if the construction is on the same parcel. They plan to build an additional 2 or 3 buildings. Cheryl suggested waiting till they report back the info about the additional construction then amend the tax abatement. The council agreed.

Tonya discussed installing a fence on the property line at the town hall. Rob said we could potentially install it 6ft past the property line if there is no easement in the alley. They discussed burning in the alley and agreed to let Bob address it first then look into installing a fence.

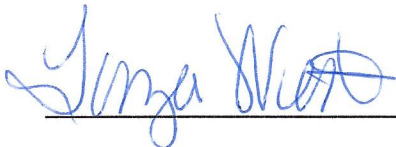
Misty asked about providing free or discounted rental for a senior citizens group. Tonya suggested the town needs to establish rules for free or discounted rentals so it would not be restricted to one group.

Sandy found equipment that consisted of a swing that an adult could ride with their baby and suggested adding it to our park. Misty offered to look up prices.

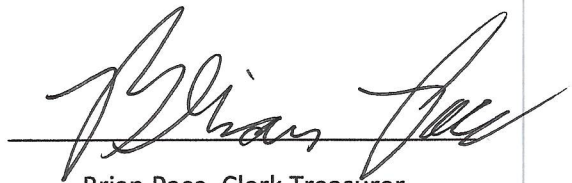
Rodney asked about what roads are only partially within the town's corporate limits. Rob said he would get him an updated map.

Claims: Cheryl Amos made a motion to approve claims as presented in the amount of \$546,787.59, 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 Tonya Wester to recess meeting, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.



Tonya Wester, Council President



Brian Pace, Clerk Treasurer