

May 16, 2022

Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order May 16, 2022, 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 Kim Burnett to approve the May 2, 2022 regular meeting minutes and May 2, 2022 Executive meeting minutes, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Town Attorney: Josh updated the council on potential litigation with Boonville. He's drafted a letter and made the suggested changes. He plans to send it tomorrow.

Josh discussed an issue with Center Point power lines. A drainage issue on Green Valley Dr led to the discovery that their lines cross a stormwater ditch. Re-grading the ditch may require the lines to be moved, but Center Point believes the land was dedicated to the public in 1972 so they believe the town would be responsible for relocation costs. Rob mentioned that those parcels were in the names of individuals when we purchased them. Michael said the lines go from Green Valley Dr to Taylor Ave. Tonya discussed when Taylor Ave was constructed, and Rob offered to look up water taps for construction dates. Josh believes he's talking to the right person at Center Point and will be able to get more information on the depth and relocation costs soon.

Police Chief: Report emailed. Bob shared a list of 27 properties cited for nuisance violations and asked the council to advise him if they don't see any properties that should be on the list. Spencer County is interested in purchasing our 2011 Crown Vic. They offered \$2,000 and we normally receive less when getting a trade in, so Bob asked the council for approval. Motion was made by Sandy Elder to approve sale of the Crown Vic for \$2,000, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Fire Chief: Report emailed. Tonya notified the council the truck is expected to be delivered soon.

Director of Public Services: Report emailed. Rob submitted pay app #3 in the net amount of \$31,590 to be paid to Ragle for the Phosphorous removal project. They expect to finish by the end of June. Motion was made by Ron Whitledge to approve pay app #3, second by Kim Burnett. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob asked the town council to promote Tyler Knott to Maintenance 2 and Kyle Dillman to Maintenance 3. Motion was made by Ron Whitledge to approve the promotions of Tyler and Kyle, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob mentioned he is still looking for operators for the water and sewer plants since we currently only have one at each. There are 2 employees still studying for their certification, but additional manpower is also needed due to increased workloads and maintenance. An operator from Rio Water applied and Rob asked the council for permission to start drug testing and background checks. Motion was made by Kim Burnett to move forward, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Utility Administrator: Report emailed.

Environmental Manager: Report emailed. Michael reminded the council of the meeting with USDA tomorrow. He also discussed the MS4 annual meeting with the council. EPA is changing reporting requirements and Jeff Row was a guest speaker from Baker Tilly that mentioned ARP funds can be used for storm. Josh asked about how much ARP money is left. Brian mentioned we have about \$230,000 on hand and are still expecting another distribution of \$374,000 but we have outstanding invoices for the fire department's truck and police department's shed that haven't been paid yet.

Michael discussed zoning requirements. A person in the town has property they are selling to Habitat that is zoned R2 and they plan to rezone it to R1. The owner would like the property to revert to R2 zoning if the sale fails to go through, but the APC is looking to approve an ordinance that will cause the property to no longer conform to R2 zoning. Josh said that new construction will have to conform to the ordinance after it is passed regardless of when the sale goes through. Josh mentioned that we can't legally guarantee rezoning decisions and costs have to be changed by updating the ordinance, but the council could consider establishing a different rate for nonprofits. Tonya doesn't believe it would automatically convert after the ordinance is approved, so they'll be required to rezone to before construction to conform with new zoning regulations if they pass before construction starts.

Clerk Treasurer: Report emailed.

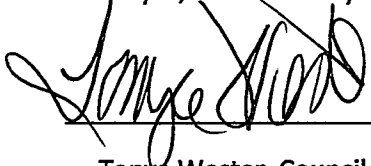
Parks & Rec: Brad submitted an invoice for the construction of the small pump track. Bob asked about signs to stop people from using other vehicles like 4 wheelers and Tonya asked Rob to look into getting signs that say bikes only.

Old Business: Tonya feels like we need to decide one way or the other on solar panels. Rob believes any saving is good and we should go forward with the project. Tonya mentioned interest rates have already increased and suspects fuel charges will be added. Josh said that drafting a BOT will be the next step. Ray discussed 3 phase electric and believes there's a flat cost regardless of use, but Tonya mentioned that has been accounted for in the projections. Rob added that most savings come from reducing peak demand. Ray asked about installing solar panels at the town hall and Tonya mentioned that will be considered. Ron asked if we would be locked into a rate if we go forward with the BOT and Josh said no but it is required to secure financing and lock in a rate. Ron said if we decide to go forward, he'd like to see it happen quickly to secure a low interest rate. Cheryl asked if we experience a blackout will the solar panels operate the plant? Rob said it can during the day and we have generators for backup

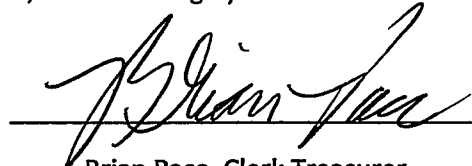
power. Cheryl supports the project. Rob also added that our biggest advantage is that we already have the required land, without that the cost of purchasing land would eliminate any savings. Tonya said monitoring options are also available to give citizens insight into power production and use. Cheryl suggested going forward with the BOT and financing ordinance. Michael supports the project and thinks we should rely on the math. Tonya asked the council if we should go forward and invited them to make a motion. No motions were made.

Claims: Cheryl Amos made a motion to approve claims as presented in the amount of \$523,351.61, 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 Cheryl Amos to recess the 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