

July 18, 2022

### Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order July 18, 2022, at the Chandler Town Hall, 401 E. Lincoln Ave. at 6:00 p.m.

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

**Absent** - Cheryl Amos

#### Pledge of Allegiance

**Minutes:** Ron noted a typo under new business. Motion was made by Ron Whitledge to approve the July 5, 2022 regular meeting minutes with the typo corrected, second by Kim Burnett. **Roll call:** Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

**Public Hearing:** Tonya suspended the regular meeting and opened the public hearing for zoning standards. Michael mentioned he noticed that some of the duplexes in town have 4 to 6 cars and some had to park in the yards due to limited space. He looked at zoning standards and noticed R1 requires 7,500 sq ft but R2 only requires 6,000 sq ft. The APC discussed it and recommended changing it so minimum requirements for R2 are larger than R1. Tonya invited public comments and received none. Tonya invited the council to discuss it, but no concerns were mentioned. Tonya asked for a motion to change the current minimum lot area from 7500 sq ft to 8500 sq ft and minimum width of 75 ft to 85 ft. Motion was made by Ron Whitledge to changing R2 zoning standards, second by Kim Burnett. **Roll call:** Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Tonya closed the public hearing and resumed the regular meeting.

**Town Attorney:** Josh presented Ordinance 2022-04 for a second reading. Josh explained that it increases the fines to \$50 for a first offense, \$200 for a second, \$500 for a third, and reduces the period for remediation after an official abatement notice to 7 days. Motion was made by Kim Burnett to approve Ordinance 2022-04 on second reading, second by Sandy Elder. **Roll call:** Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh is drafting an ordinance to shift elections to even years and keep offices staggered so only about half of our officials are up for election every 2 years. He also received a letter from the county regarding redistricting. Every Census the town must re-evaluate districts to ensure they are approximately the same size and compact. The town must decide if we want to change the districts and at a minimum we'll have to pass an ordinance to include the annexed areas. Ron asked if it's based on voter population and Josh explained it's based on total population not just eligible voters. Tonya asked for volunteers and Misty said she'll work with Brian to get the data.

Josh will let Rob discuss the water conservation issue. He hasn't received a response from Boonville yet.

**Police Chief:** Report emailed. Bob mentioned crosswalk lights being installed at the stop sign. Bob mentioned the Narcan boxes and Tonya asked where he'd like to install it. Bob suggested right outside the front door at the town hall and one at the fire department and Ron suggested putting up a sign up. Ron mentioned that he believes a person that would need Narcan may not be comfortable coming to the police department or fire department, and we should consider placing one in a park. Bob warned the council that sanitizers we installed due to covid were quickly vandalized at the parks. Bob informed the council he is hiring Phillip Turner; he's been a reserve and is already familiar with the job. Bob is asking to replace the car computers before the cameras since they're a higher priority right now. He is requesting ARP funds to pay for it at a total of \$50,549.40 for 11 cars. Ron is concerned about using ARP funds for the cameras. Tonya discussed spacing out replacements in the future, so we don't have to replace them all at once. Bob also confirmed NNO is scheduled for the first Tuesday of August.

**Fire Chief:** Report emailed.

**Director of Public Services:** Report emailed. Rob submitted the capital improved plan for sewer to the council for review and a contract with BLN for their assistance with work in the plan. Motion was made by Kim Burnett to approve the BLN contract, second by Sandy Elder. **Roll call:** Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob submitted pay app #8, the final app for payment and retainage, for the Bell Rd project in the amount of \$27,532.68 to be paid to Van Hoy & Sons. Motion was made by Ron Whitledge to approve pay app #8, second by Kim Burnett. **Roll call:** Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob submitted pay app #16RET, for retainage, for the Downtown project in the amount of \$301,700.81 to be paid to Ragle. Motion was made by Kim Burnett to approve pay app #16RET, second by Ron Whitledge. **Roll call:** Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

The utility will start focusing on the transmission main now that Bell Rd and the Downtown projects are finished. There are less than 5 easements. Rob plans to get bids out by September 1. The SRF issued a ranking system, and we received a notice today and will be able to secure funding.

The state performed a sanitary survey of our water plant, which is done every 5 years. We've never enacted a cross connection control program which is a minor deficiency in the report we'll need to address.

Rob is still having trouble securing a couple Baker Rd easements and he doesn't want to wait till August till they're ready to talk. He is looking at digging into the road to eliminate the need for the last 2 easements. If he can get contractors in a price range that is manageable, he would like to proceed with the new plan instead of waiting for eminent domain to secure the easements. Ron asked if we'd be responsible for moving costs if road improvements are done and Rob said we would be, but it's unlikely.

Rob discussed pressure issues. We have 3 zones and we're only having issues in our medium size system on 261 and some of old 66. The Transmission Main project will resolve those issues. There's someone using large amounts of water, but they haven't narrowed it down yet. We can issue a voluntary or mandatory conservation order to help manage the problem until we can find the source. Rob suggests issuing a voluntary order. Josh mentioned our ordinances require us to issue a notice in the newspaper

to issue a voluntary order. They suspect the issue could be stemming from Castle High School's water use since they have been refilling their pool due to a leak on top of their other water use. The school has cooperated, and they will also work with the dialysis center to ensure their plumbing isn't limiting pressure. Motion was made by Ron Whitledge to enact a voluntary water conservation emergency in the medium size zone to ask people to avoid using water sprinklers or fill pools during times recommended by the water utility until August 31, second by Kim Burnett. **Roll call:** Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Rob will have Wendy draft an advertisement and send it to Josh for review.

**Utility Administrator:** Report emailed.

**Environmental Manager:** Report emailed. Michael reminded the council the next meeting will have a public hearing for storm water rates. The blight program by HUD doesn't cover commercial buildings, but he is talking with some contractors that may be able to demolish the Red Fox Tavern for \$10,000. He would like the council to review any legal matters if they still want to proceed. Tonya mentioned the house on Williams and State St has been sold. Michael is working with Rob on drainage at Wabash Circle and they plan to split costs of about \$31,000 between storm and streets. Michael briefly mentioned ditch work that's needed and asked the council to consider using the ARP money to help with costs.

Kim asked Michael for an update on 2 houses on McCool Rd. Michael hasn't talked with everyone yet, but he plans to after he gets a plan together so he can propose a solution.

**Clerk Treasurer:** Report emailed. Bob informed the council his PERF wasn't paid from August 2012 through December 2013 and asked Brian to look into it. Misty mentioned they did a lot of work to correct errors by Tim, so we need to verify and make sure the error isn't on PERF's side. She will talk with Brian about it.

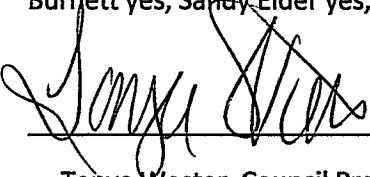
**Old Business:** Sandy asked about ARP money. Tonya suggested getting department heads and council members to submit their ideas first, then the council can sit down and discuss how to use the money.

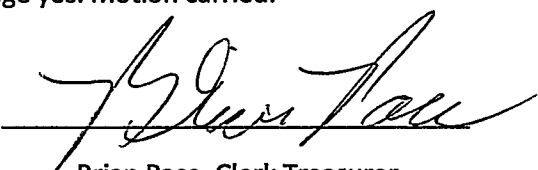
Tonya submitted a donation of \$1,000 from the Lions Club. Tonya mentioned they are planning their pork chop dinner and encourages everyone to support them. Josh announced it's Kim's birthday today.

Amy Hobbs from Habitat asked about the cost of rezoning property that no longer complies with R2 zoning. Their lender needs confirmation of zoning and they would like to avoid rezoning costs since they are building affordable housing. Josh said he can draft a letter since it will default to R1 after zoning changes are approved.

**Claims:** Ron Whitledge made a motion to approve claims as presented in the amount of \$520,457.42, second by Sandy Elder. **Roll call:** Kim Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Motion was made by Kim Burnett to recess the meeting, second by Ron Whitledge. **Roll call:** 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