

February 5, 2024

Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order February 5, 2024, at the Chandler Town Hall, 401 E. Lincoln Ave. at 6:00 p.m.

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

Absent –

Pledge of Allegiance

Minutes: Minutes for January 16, 2024, regular meeting minutes were presented to the council. Ron identified a typo. Motion was made by Ron Whitledge to approve the minutes with the typo corrected, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Citizens on the agenda: Rocky DeTalanta attended to discuss the disc golf course proposal. Ron said he walked the area with Misty, Rocky, Michael, and Josh and talked with Brad and believes the bike park and the disc golf course can co-exist. Tonya mentioned that she supports it since it will be a unique attraction and thinks we should move forward. Sandy added that she visited the Madison course and was very impressed. Tom asked if we should go forward with the 18 or 36 hole course and Tonya said the 36 hole course will help us stand out. Rocky suggested purchasing all the equipment to save on shipping, but we can get started on the park portion immediately and phase in the woods course when Brad is in town. Misty wants to include underbrush clearing work. Tyler asked about storing the equipment and Tonya asked him to handle it until we're ready to install. Sandy asked about signage and Ron said it will be like what the bike park has. Misty asked about attendance and Rocky said tournaments are starting so it might be low. Motion was made by Ron Whitledge to go forward with a 36 hole disc golf course, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Tom 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 the RFP's recommendation. Josh reminded everyone that we created an RFP and advertised for proposals for a new firestation and received one response from GM Development Companies LLC. The estimated cost is \$1.6 million. The public hearing provides the public with the opportunity to comment and the council will have to formally approve it. Josh added that we expect to pay for it from new PS LIT revenues. Tonya asked anyone that would like to comment to sign up and invited council members to comment. No comments were received. Motion was made by Cheryl Amos to select GM Development Companies LLC to develop the firestation, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Tonya closed the public hearing and re-opened the regular meeting. Tonya summarized the timeline and explained that the project is

expected to be finished around this time next year. Josh added that if we issue a bond and use PS LIT funds to pay it then state law will prevent the county from reducing our PS LIT revenue. Tom asked about the location and Tonya said it would be at the old Fisher Bros lumber yard.

Town Attorney: Josh presented Ordinance 2024-03 for its second reading. Josh explained that there's no changes since the last reading and it basically adds construction noise and time restriction for construction. Tonya said this came up due to construction in 2023 that caused people to wake up before the day started. Tonya said she would understand why a business would want to start before dawn due to summer heat, but Michael said based on his experience working in construction they would still be able to work, and only loud equipment would need to be postponed. Motion was made by Ron Whitledge to approve Ordinance 2024-03, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh presented Ordinance 2024-04 for its second reading. Josh briefly explained that the ordinance allows Michael to withhold permits if a person isn't current with fees or fines from the town. Motion was made by Cheryl Amos to approve Ordinance 2024-04, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh provided some updates and explained that this year probably has the most legal work since he's started. Besides the firestation, we will also have 4 information meetings for annexations and Baker Tilly is working on the financials. The state is presenting a law that could prevent annexations, but he doesn't expect it to be approved. Josh explained that by separating the annexation into 4 areas we can proceed to annex one area even if we receive resistance in the others. We are targeting mid March for the first annexation ordinance. The utility is also planning a bond issuance which will go before the IURC. We are also working on a BAN which will be paid off when the bonds are issued. We expect to have an ordinance ready in March. Tyler added that we would use the BAN for Telephone Rd and reimburse the cost of the water tower property and the Bond will pay for Libert Rd, S State St, and the water tower construction.

Josh offered information on developing a redevelopment commission. Michael has started talking to developers that could give bring in new business and a commission would have the authority to handle property purchases/sales faster than council can. The redevelopment commission can issue their own debt and can potentially sell property lower than appraised values if it benefits the town. Josh added that they could appoint themselves as members of the redevelopment commission if they don't pay themselves for sitting on the commission. Three members must be appointed by the council president, two must be appointed by the town council, and one non-voting member that must be a member of the local school board. Redevelopment commissions are common and most large projects are funded through TIF districts now. Tonya explained that she asked Josh to draft the ordinance since she felt that it would give us more opportunities to improve the use of land in the town. Josh presented an ordinance to establish a redevelopment commission for approval. Motion was made by Ron Whitledge to approve the ordinance on first reading, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Ron reminded Josh of Ordinance 2024-05. Michael explained that the ordinance clears up language that allows a carport without sides to be installed next to a house. Motion was made by Cheryl Amos to approve Ordinance 2024-05 on second reading, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Tom

Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Josh asked if anyone has a printed copy of the ordinance and Ron offered to use his for signatures.

Police Chief: Report emailed. Kirk let the council know we have a FLOC camera installed and operating. The camera has already alerted 4 or 5 violations since the beginning of the meeting. New body cameras are in and expected to be ready by Friday.

Fire Chief: Report emailed.

Director of Public Services: Report emailed. Tyler informed the council that the water tower property is ready for construction and asked permission to use Water SDF money to pay for the demo of \$58,850 and reimburse it from the BAN. Tonya said she doesn't believe it has to be formally approved, but the council agreed.

Tyler explained that the water portion of the Telephone Rd relocation will be paid from the BAN, but they plan to fund the sewer portion in house. The engineers estimated \$150,000 and BMB provided the lowest bid at \$123,450. Tyler asked for approval to go forward. Motion was made by Cheryl Amos to approve the bid from BMB, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Utility Administrator: Report emailed. Misty said she's been busy with year end and the BAN/bond data request.

Environmental Manager: Report emailed. Michael thanked the council for taking steps to create a redevelopment commission. He will meet with developers that are planning some work in one of the annexation areas and another person who is interested in selling 45 acres within our town limits to developers. Michael said the developers interested in the former Fisher Bros Lumber Yard is waiting on a reply from Dunkin Donuts, but we could be in competition with other areas. Michael asked when a redevelopment commission would be ready to start working. Josh said after the ordinance is approved next meeting and are bonded, then they can start immediately. Michael said Tim Mosby would be willing to be a part of the board, but the school board would like a letter requesting his participation. Tonya suggested appointing three council members and two other people from the community. Josh said if it's a volunteer position council members can be on the board. Michael asked if he could go forward with a request letter. Josh said that would be ok. The council agreed.

Michael explained that there's a couple on 202 E Williams St that have requested parking a RV there during the construction of their home. Michael asked for the council's thoughts and said if we limited it to the time of construction then the APC may be ok with it. Tonya said we already have rules for long term RVs in mobile home parks, so we could look at doing something similar. Cheryl asked if they could provide a letter from a home builder to establish proof and timeline for construction and Ron agreed. Michael suggested securing it when they apply for permits.

Michael mentioned that the APC is discussing reducing the minimum square feet for homes from 1000 to 800. They are also discussing allowing accessory dwelling units.

Clerk Treasurer: Report emailed.

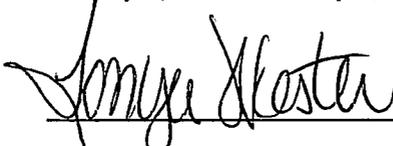
Parks and Rec: Tonya said she thinks we should re-evaluate our fee schedule and believes our usage has been down. Misty said she can look up numbers. Tonya provided information she noticed and

complaints she had heard. She thinks it's one of the most expensive locations for something like a birthday party and should we consider reduced fees for town residence or some non-profits like churches. Sandy said she likes the ideas. Tom supports reduced rates for town residents. Ron suggested evaluating after Misty gets numbers together. Tom added that we have local competition with the new community center at the Libbert Rd firestation.

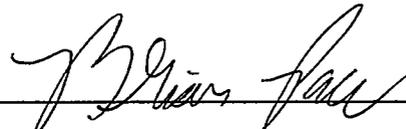
Old Business: Ron said we should make a decision regarding the billboard. Tonya asked if it would help or hurt the sale of the property. Michael said the developers he talked to aren't interested in keeping the property. Josh reminded them we are on a month-to-month lease as of right now, but we should issue a termination notice as soon as possible if the council decides they want to remove it. Tonya said she would like to see it go and the other council members agreed. Ron asked who would be responsible for taking it down and Josh said the owners would be. Motion was made by Ron Whitledge to remove the billboard from the former Fisher Bros. Lumber Yard, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Claims: Cheryl Amos made a motion to approve claims as presented in the amount of \$919,308.82, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

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



Tonya Wester, Council President



Brian Pace, Clerk Treasurer