

January 16, 2024

## Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order January 16, 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

Tonya announced that Tom was appointed in a Republican caucus to replace Kim Burnett and welcomed him to the town council.

**Election of Officers:** Motion was made by Cheryl Amos to appoint Tonya Wester as the council president, 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 Sandy Elder to appoint Ron Whitledge as the council vice president, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

**Minutes:** Minutes for January 2, 2024, regular meeting minutes and January 9, 2024 and January 11, 2024 executive meeting minutes were presented to the council. Sandy identified a typo on the regular minutes. Motion was made by Sandy Elder to approve the minutes with the typo corrected, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

**Town Attorney:** Josh updated the council on the annexation timeline. We will have to conduct outreach meetings in March. He's planned to schedule two of them during the regular meetings in March, but we can schedule the other 4 at any date or time in between. Tonya suggested scheduling 2 in the day and 2 in the evening, so there are more opportunities for people to work around their schedules. Josh reminded the council that we already provide utility services in those areas, so the financials will support the annexation and it makes sense for the tax base to support our municipality.

Josh presented Ordinance 2024-02 for a second reading. Josh summarized the changes. He combined 2 areas of code that address nuisances to avoid confusion. Penalties are allocated to the Unsafe Building fund if the nuisance is structure related and others will go to the LECE fund. Motion was made by Ron Whitledge to approve Ordinance 2024-02, 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 2024-03 for its first reading. Josh explained that this ordinance adds language to our noise control codes to regulate construction noises. Construction noise will be restricted to dawn to dusk and prohibited before 7:00 am on Sundays. Josh explained that he added some exceptions for consistency such as noises created by aircraft or religious ceremonies. Ron asked if the airplane exception is for emergencies and Josh said yes. Motion was made by Cheryl Amos to approve Ordinance 2024-03, second by Ron Whitledge. **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 first reading. Josh explained that the ordinance gives Michael the right to withhold permits if an applicant isn't current with fines and fees or outstanding nuisances. Tom asked for clarification since he believed that permits were immediately paid for when you applied. Michael said that's true, but the ordinance gives him the right to deny the permit. Tonya gave an example of a person who owns multiple properties and receives a stop work order on one then we can withhold permits for the other property until they comply. Tom asked if we could withhold permits for bad checks too and Sandy asked about liens. Michael said yes, he expects to be able to withhold permits in both cases. 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 presented Ordinance 2024-05 for its first reading. Josh explained that this ordinance allows a person to add a roof to a car port that is adjacent to a home. Josh mentioned that this kind of ordinance came up in Evansville too since a city council member tried to install a carport and realized it's prohibited by the current code. Motion was made by Cheryl Amos to approve Ordinance 2024-05, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh explained for Tom's benefit that ordinances require two readings to become binding, so these will be presented again at the next meeting if he has additional questions or concerns.

**Police Chief:** Report emailed. Kirk mentioned that FLOC cameras are coming in. They are also getting started on developing Standard Operating Procedures (SOP). He explained that it could take a few months and asked if the council would like regular updates. Tonya said she would like to see the final version but doesn't necessarily need updates.

Kirk asked to use the car money to purchase equipment for our current vehicles and Brian explained that he could go ahead and make the purchases and we can apply for an additional appropriation to avoid using the current budget.

**Fire Chief:** Report emailed. Tonya announced that the RFP committee submitted a recommendation letter. Josh advised the council to accept the recommendation to go forward with the potential construction of a new firehouse. Tonya reminded everyone that the RFP committee includes Tonya, Ron, Michael, Tyler, and 3 fire department members. Motion was made by Ron Whitledge to accept the committee's recommendation of GM Development Companies LLC, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh explained that the next step is to draft an agreement to be approved at the next meeting and start work on financing.

**Director of Public Services:** Report emailed. Tyler submitted a supplemental agreement with BLN for the Telephone Rd project. Motion was made by Sandy Elder to accept the agreement, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Tyler submitted pay app #3 for the Transmission Main Project in the net amount of \$1,586,151.59 to be paid to Reynolds Construction. Motion was made by Ron Whitledge to accept pay app #3, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Tyler submitted pay app #4 for the Transmission Main Project in the net amount of \$976,130.63 to be paid to Reynolds Construction. Motion was made by Cheryl Amos to accept pay app #4, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Tonya asked about the water tower property. Tyler said grading is finished. He explained that after removing concrete they found old structures that were underneath that had to be removed.

**Utility Administrator:** Report emailed. Rocky attended that meeting to discuss a potential disc golf course and added that Isaac sends his regards since he couldn't attend. Rocky felt that there's a lot of room in the woods and we could potentially install 18 holes around the park and an additional 18 in the woods without interfering with the bike park. Josh Pemberton attended with Rocky and explained that we can reduce labor cost by using premade pads and Bieber would volunteer to move them. Significant space isn't needed, so it wouldn't interfere with a bike park. Rocky explained that this would be a more bare-bones approach, but it would give us more equipment. Sandy asked about only installing them in the woods and Tonya suggested organizing phases. Josh strongly recommended 36 baskets since that would give us a unique course that is guaranteed to attract people. Misty added that we still need to talk with Brad. Sandy asked if \$28,000 gets everything and Josh confirmed it does. Tonya said she would be okay with purchasing the equipment and phasing in installation. Jacob from Bieber explained that they will clear and mulch underbrush which will improve the land regardless of intended use. Tonya thanked them for their patience and suggested organizing a meeting with the bike park group to finalize plans. Misty offered to schedule it.

Misty presented the quote from Aquatic Control for a replacement power unit with a 2-year warranty. Tonya added that we had to have the pump overhauled a couple years ago and now we need to replace the power unit due to fishing line damage. Misty asked about additional protection, but Aquatic Control said there's no additional shielding that can be used to avoid future damage. Tony said we need aeration in the lake and Cheryl added that we can't avoid it. Motion was made by Cheryl Amos to purchase the power unit for \$1,355, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Misty suggested having a meeting to discuss Easter egg hunt ideas. The hunt is scheduled for the 16<sup>th</sup> and she ordered a costume. Cheryl said she isn't sure if she will be able to attend and Tonya said she could be available most days after 4:00 pm. Misty suggested the 25<sup>th</sup>. Tonya suggested using Facebook

to generate interest and Cheryl suggested creating a find the rabbit competition. Misty suggested 4pm and Tonya asked her to send a recap email for those that can't attend.

Misty said people are already asking about food trucks. We will start again in March. Tonya said it's been great and likes it that people can just walk to the town hall to order food.

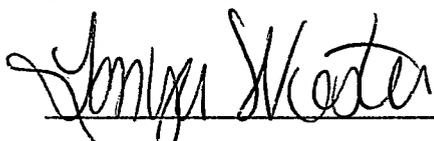
**Environmental Manager:** Report emailed. Michael asked Tonya to make 3 appointments. He asked her to reappoint Terry Cupp for another term, appoint Vince Mundy to replace Ray Jenkins, and appoint Paul Cron to replace Jason Higgs. Tonya agreed and made the appointments as recommended.

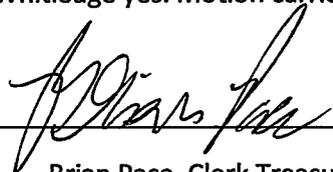
**Clerk Treasurer:** Report emailed. Brian submitted Culligan's compliance form for the tax abatement. Ron said their performance has been good. Tonya explained to Tom that the CF-1 form summarizes the benefits for the town to comply with tax abatements provided by us. Tonya pointed out that they went from 7 to 10 employees and total salaries are nearly double the original estimates. Motion was made by Cheryl Amos to accept Culligan's CF-1 form, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

**New Business:** Michael provided the council with some additional updates. We had a productive meeting with BLN regarding sidewalks and trails master plan. He feels that we need a pedestrian bridge on the highway, and we discussed installing one at Iowa St. since it wouldn't interfere with private property. He has met with INDOT officials, and they support the idea and provided grant information we could potentially use. He would like to emphasize the bridge to BLN.

**Claims:** Cheryl Amos made a motion to approve claims as presented in the amount of \$566,912.90, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Motion was made by Sandy Elder 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.

  
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Tonya Wester, Council President

  
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Brian Pace, Clerk Treasurer