

March 6, 2023

Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order March 6, 2023, at the Chandler Town Hall, 401 E. Lincoln Ave. at 6:00 p.m.

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

Absent –Kim Burnett

Pledge of Allegiance

Minutes: Minutes for the February 21, 2023, regular meeting were presented to the council. Ron noticed a typo, "has" should be removed under the CPD report. Motion was made by Ron Whitledge to approve the minutes with the typo corrected, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Public Hearing for the Reestablishment of the CCD Fund: Brian briefly explained that our current CCD tax rate is below the maximum of .05% per \$100 of assessed value allowed by the state. In order to reestablish our rate we have to conduct a public hearing and allow a remonstrations period. Tonya invited anyone to make public comments, and none were received. Motion was made by Cheryl Amos to approve Ordinance 2022-02, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Citizens on the agenda: Brittany Daugherty attended the meeting to discuss establish a community garden near the Community Center. She provided a map of the proposed area and suggested using water from the spicket at the Community Center, but they are also looking at getting a rain barrel to use. She has confirmed at least 6 people are willing to volunteer and 20 people and businesses are willing to donate the necessary material to start it, including a tractor to till the land. She believes we'll have time to start a crop this summer if it's approved by next meeting. Tonya said that maintenance is her biggest concern. Ron asked how the food would be distributed. Brittany mentioned that she doesn't like the idea of plot rentals, so she suggested an honor system to sell them or we could look into organizing a farmer's market. Josh advised the council that if money is involved, we will have to take steps to make sure public land isn't being used for profit purpose. Tonya asked if the money could stay with the town and Josh said yes, but we'll need a strategy to manage the money. Tonya asked if people could serve themselves and Brittany added that she's concerned it could lead to damaged plants from carelessness or someone might be selfish. Tonya asked if there's camera coverage and Misty confirmed there is. Tonya said that she would like to see someone appointed to perform daily maintenance and Brittany said she would be happy to. Rob mentioned that the spicket on the Community Center is a normal spicket and just needs a handle, but they have no way to automatically shut it off if someone leaves it on and he also doesn't like the idea of leaving a water hose out. Tonya asked about maintenance in the fall

and Brittany suggested pulling the remaining crops and covering it with leaves to compost for next season. Ron suggested going forward with it this season and we can re-evaluate next year. Tonya asked Brittany to come back next meeting to continue the discussion.

Town Attorney: Josh presented the schedule of non-recurring charges. Josh mentioned that Scott has already filed it, but we can still change the rates if we would like to. The fee is \$56 for reconnect and disconnect. Rob added that we're losing money on tap fees which is what motivated the new schedule. Josh said that we'd have to refile with the IURC to change the rates. Rob said that he doesn't want to the issue with reconnect/disconnect fees to hold up the new tap fees. Tonya said that she didn't think the rate was unreasonable, but Misty added that the problem is when people are disconnected for late payments they have to pay both the disconnect and reconnect fee so the total is going from \$40 to \$112. Cheryl said that she didn't like the large increase. She has worked for the school for a long time and knows it will create hardship for many residents. Ron mentioned that we have to be fair to people who pay on time and asked if we have a grace period which Misty confirmed we do. Sandy agreed with Cheryl and felt it was too big of an increase. Ron added that he would like to see a comparison and Misty said she would see if Scott had any data. Misty also added that we haven't advertised the new fees yet and Josh confirmed that we aren't required to publish them. Misty said that irrigation meters would be effected too, but Ron said that is a luxury and we shouldn't be concerned about that. Josh said that we may have to resubmit the whole document to change the fees but recommended tabling the reconnect/disconnect fee and approve the rest for now. Motion was made by Cheryl Amos to table reconnect/disconnect fees and approve the rest of the schedule, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh informed the council that they are preparing to issue bonds. We can get rates through the IFA that are lower than the private sector and we qualify for special incentive that mean we could get close to a 2% interest rate. He presented the IFA agreement and added that this doesn't commit us yet. Motion was made by Ron Whitledge to approve the IFA agreement, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh mentioned that they are looking into annexations and will let Michael discuss it more.

Police Chief: Report emailed.

Fire Chief: Report emailed. Tonya mentioned that the fire department ordered AED equipment but it is on backorder for 24 weeks.

Director of Public Services: Report emailed. Rob asked the council to promote Michael Demarest to Maintenance II. He thought he was already promoted, but didn't realize till recently he didn't include him in the last group of promotions. The council didn't have any objections.

Rob presented a contract with BLN for engineering work to relocate water lines at Epworth and Hwy 66. He explained that the state is starting their construction of J-turns earlier than expected so we are forced to move our schedule up too. Scott is looking into financing and we will see if we can use cash on hand similar to Jenner Rd. The project is expected to be a little less than \$1 million. Motion was made by Ron Whitledge to approve the BLN contract, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob presented a contract with BLN for hydraulic analysis. He explained that the analysis models our water system, so when we install new infrastructure, we can predict the impact it will have on our service. Motion was made by Cheryl Amos to approve the BLN contract, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Rob asked the council about picking up limbs. We stopped providing the service since the landfill started charging, but we have made exception due to weather so he wanted to ask since the recent storm caused a lot of damage. Tonya asked if Brewer's would take it and Rob said no, we've asked them before and they explained that there is an issue with the quality of the wood. Cheryl suggested posting an alert so people will know.

Utility Administrator: Report emailed. Misty mentioned the ADA plan update is getting started.

She asked the council to approve a new credit card for Kirk since Bob's card will have to be cancelled. Motion was made by Cheryl Amos to issue a credit card to Kirk Tevault, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Misty said that she gave CenterPoint a list of 10 lights to replace, but she is waiting to hear back about running electricity for Christmas lights.

Environmental Manager: Report emailed. Michael said that he greatly appreciated the help from the utilities. The rain caused a lot of stormwater issues, and they were very helpful.

Michael updated the council on Emmie June Cove. There are stormwater issues that need to be address, but they are requesting a certificate of occupancy at the Gardner Rd locations. Michael added that Morley's document contains language about directing stormwater to the basin, so he asked Josh if we would withhold the certificate until the issue is addressed. Josh said he will need to look at building requirements.

Michael asked the council about new stop signs. The Willow Cove area will require 3 new signs and Emmie June Cove will require 2. The stop signs will need to be located at the corners of Heim Rd. and Willow Cove Ct., Willow Cove Ct. and Willow Cove Dr., Willow Cove Dr. and Inderrieden Rd., and where the Emmie June Cove projects exit onto Gardner Rd and State St. Motion was made by Cheryl Amos to approve the locations for new stop signs, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Michael asked who should pay for them. Tonya said the developer should buy them or pay for them through us and the rest of the council agreed. Motion was made by Cheryl Amos to require developers to pay for signs, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Michael updated the council on 317 W Monroe. The owner is having issues with insurance which is why they haven't cleaned up yet. Should he initiate nuisance proceedings. Josh said that he will need to start with a notice. Tonya said we shouldn't give him for than 5 days since the issue existed since before Christmas. Cheryl asked if she means 5 business days or 5 consecutive days and suggested a deadline on midnight on the 14th. Tonya added that we should pursue nuisances on Kentucky and Washington too. Michael asked who should handle the notice and Tonya said he should go ahead since the police department will be busy transitioning due to Bob's retirement.

Michael asked about a voluntary annexation. The owners at the end of Tow Path Rd off Heim would like to be annexed but they have a backstop and practice target shooting. Tonya said we've already created an ordinance allowing target practice to be grandfathered in during annexation if the property is big enough and Josh confirmed the code number. They also asked about building onto the house since the county wouldn't approve construction without a sewer tap. Rob confirmed that we won't require them to tap into our system immediately if a functioning septic system is already there.

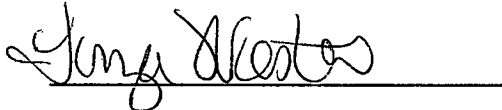
Clerk Treasurer: Report emailed. Brian submitted an incumbency certificate with BNY Mellon to allow them to discuss bond payment procedures with Misty and himself. Motion was made by Sandy Elder to approve the certificate, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Parks and Rec: Misty informed the council that the swing set has been installed and mulch will be installed soon too. Tonya asked about the accessible swing and Misty said she will talk with Jason about installing it. Misty added that Super Cutz isn't charging for the materials they purchased for the install. Tonya asked Misty to write a thank you letter. Misty also added that bathrooms have been reopened for the summer.

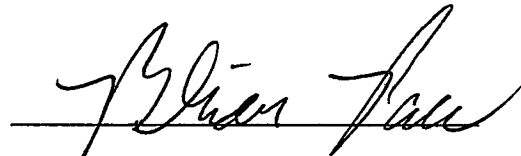
Old Business: Sandy asked about looking at decorations and Tonya added that we will have to make a decision by next meeting if we want to secure discounts. Misty said she'll get electrical info by then.

Claims: Ron Whitledge made a motion to approve claims as presented in the amount of \$691,930.81, second by Cheryl Amos. **Roll call:** Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

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



Tonya Wester, Council President



Brian Pace, Clerk Treasurer