

April 1, 2024

Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order April 1, 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 March 18, 2024, regular meeting were presented to the council. Motion was made by Ron Whitledge to approve the minutes, second by Sandy Elder. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Town Attorney: Josh presented Ordinance 2024-07 and 2024-08. Josh invited Michael to explain them further. Michael said the first ordinance revises the minimum size of single-family dwellings from 1000 square feet to 800 square feet. The next ordinance authorized the construction of “mother-in-law” units. The units will be required to be a minimum of 400 square feet and is only allowed for residential use. Motion was made by Ron Whitledge to suspend the rules to pass Ordinances 2024-07 and 2024-08 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. Motion was made by Ron Whitledge to approve Ordinance 2024-07, 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 Cheryl Amos to approve Ordinance 2024-08, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried. Josh said this is another example of how the town is more lenient than the county and would benefit annexed residents.

Josh presented Ordinance 2024-09. Josh explained some definitions were updated to clear up language, but the changes are primarily to corner side yards. Our current regulations prohibit fences taller than 6ft from being installed beyond the house on a corner lot. This ordinance will change the requirements to allow fencing that is 15ft offset from the road, so 6ft fencing can be installed on corner side yards. Josh said the APC will need to approve this before it can go into effect. Michael said they will meet next week on Tuesday due to the eclipse. Josh said the regulations were originally for aesthetics and safety, but the road offset is large enough to avoid compromising on those issues. Motion was made by Ron Whitledge to approve Ordinance 2024-09, second by Tom Burnette. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Josh provided some updates. The legal work required for the fire station is ready, but we’re still waiting on Baker Tilly. Josh expects to have the ordinance ready for the water bond soon. The RD has the

authority to sell the property, but we must post notice to invite bids. The RDC isn't required to accept the highest bid, so they have more flexibility in deciding the buyer.

Police Chief: Report emailed. Kirk shared information on the CHIRP grant with the council. Kirk is planning to add \$32,980 to payroll budget for next year that will be reimbursed through the CHIRP program. He didn't realize PERF and employer taxes weren't reimbursed, so he will get with Brian to update the estimates.

Fire Chief: Report emailed. Tonya mentioned that the fire department is working on finalizing their fire station plans.

Director of Public Services: Report emailed. Tyler presented pay app #6 for the Transmission Main project to be paid to Reynold's in the net amount of \$906,516.68. Tyler added that they are working hard to install pipes to minimize the disruption to local farmers. Tonya added that she hasn't heard any complaints about Reynold's, and they have been doing good work. Motion was made by Cheryl Amos to approve pay app #6, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Tyler presented pay app #2 for the Epworth Rd relocation to be paid to BMB in the net amount of \$369,531.25. Motion was made by Sandy Elder to approve pay app #2, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Tyler presented the agreement with BLN to engineer the new water tower. Ron asked if the existing tower was coming down and Tyler said yes. Tonya asked if the old tower could be moved and used elsewhere. Tyler said they aren't sure yet, but they are looking into it. Motion was made by Ron Whitledge to approve 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.

Utility Administrator: Report emailed. Misty said we won't have a food truck this Thursday due to the weather. She added that Alien Ice Girl is doing great at the park and wants to use the town hall parking lot during the eclipse. Misty suggested having her go to the sports park since the lot is bigger. Misty added that they were very busy on Tuesday.

Misty said the disc golf work is progressing well. The group worked all day Saturday and will continue this week. They've almost finished determining basket locations. They could be done within a couple weeks, so we can plan a ribbon cutting soon.

Tonya mentioned the markings at the park look good, but the sign on 4th street needs work. She was glad to see so much of the community involved at the park on Saturday. Tonya mentioned that she talked with Tyler about changing a job description to have a maintenance employee help with the parks. Tom added that a job description will help hold employees accountable too. Misty said she would like to see the change so they can be proactive instead of reactive to park needs.

Environmental Manager: Report emailed. Michael informed the council he and Misty went to a Warrick County Economic Development meeting and received a warm welcome. The tristate area includes 78 counties and Warrick is #1 in growth. Misty added that disc golf was a hot topic. Josh added that E-REP and others were also there. Misty said other towns are working on similar projects. Michael said they

are optimistic about the rails-to-trails project, and they are still working on the nature park. Misty said she's still working on numbers for the pickle ball court and sidewalks. Michael also mentioned that our utility also brings in a lot of attention from the state.

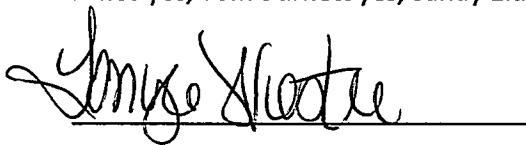
Michael asked about making our GIS public. An attorney is requesting zoning maps, and our ordinances state we keep copies, but our current copy is from 1993. Josh asked if it will be part of the county's website or ours and Michael said we'll have our own site. Tonya said printing will likely cost just as much. Michael said it will be \$5,280 for the initial set up and \$1,800 yearly. Sandy asked if it will be linked on our website and Michael said he thinks that's possible. Brian said there's plenty left in the budget to pay from ARP funds and Michael said he can include the yearly cost in his P&Z budget. Motion was made by Tom Burnette to hire WTH Technology to create a GIS website for \$5,280 to be paid from ARP funds, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Clerk Treasurer: Report emailed. Brian explained to the council that Basic is unable to comply with our request to have employees pay the first \$50 of diabetic supplies. We'll have to allow 100% reimbursement, require employees to pay the full cost, or change carrier. Brian warned that changing carrier mid-year will be difficult. Cheryl suggested paying 100% and the council agreed. Motion was made by Cheryl Amos to reimburse 100% of diabetic supplies, second by Ron Whitledge. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

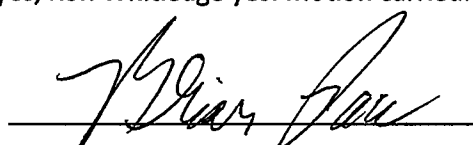
Old Business: Tonya asked about Christmas lights and Tyler said he hasn't heard back yet and will reach out again. Tonya asked if we could do anything about the poles left by CenterPoint. Josh said they are usually left up due to telecom lines, but he will reach out. Misty asked Tonya to get Marty Heim's address. Larry mentioned that some communities are looking into solar streetlights and asked if we would like to share information. Tonya said yes and she's interested in lights for the parks.

Claims: Ron Whitledge made a motion to approve claims as presented in the amount of \$606,685.51, second by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom 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, Tom Burnett yes, Sandy Elder yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.



Tonya Wester, Council President



Brian Pace, Clerk Treasurer