

February 18, 2025

### Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order February 18, 2025, at the Chandler Town Hall, 401 E. Lincoln Ave. at 6:00 p.m.

**Roll call: Present** – Cheryl Amos, Tom Burnett, Sarah Eller, Tonya Wester, Ron Whitledge

**Absent** – none

#### Pledge of Allegiance

**Minutes:** Minutes for the February 3<sup>rd</sup> regular meeting were presented to the council. Motion was made by Sarah Eller to approve the minutes with one spelling correction, seconded by Tom Burnett. **Roll call:** Cheryl Amos, yes, Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

**Town Attorney:** Joshua Clayborn welcomed new Clerk-Treasurer Kayla Litton and noted Brian Pace would be missed. He mentioned a call from the Southwestern Indiana Builder's Association, which praised Chandler's welcoming attitude towards developers. They also directly complimented Tyler Kinder and his crew.

Joshua discussed voluntary annexations, stating he hopes to present related ordinances at the next meeting. He requested the council re-sign the 2025 Salary Ordinance due to a missing hard copy, except for Sarah Eller as she had not joined the council at that time.

Regarding the old racetrack, Joshua stated that developers are interested in a PUD (Planned Unit Development). Joshua explained that a PUD allows mixed-use zoning and is more flexible for developers. Chandler currently lacks PUD ordinances, and Joshua offered to draft one and he asked for comments and concerns.

Cheryl Amos expressed concerns about annexation, fearing poor development could become Chandler's problem. She said she would feel more inclined toward this annexation if she had proof that developers will do as they say.

Joshua said that it was good to know, and he would encourage the developers to meet with council members and come to the town hall meetings for further discussion.

Tonya Wester wanted to see other developments by the developers. Joshua and Michael stated that they have made other developments around the country. Joshua and Michael said they would bring more information about that to the next meeting.

Cheryl stated that Morley is a great group, but she knows that property is a massive flood plain. Sarah agreed and wanted to add that there were significant citizen concerns about water displacement.

Michael said that he believes Chandler will benefit from this because engineers will work to push the water westward, not toward Chandler. He said that he thinks the ditches along the north of Inderrieden Road will be able to be worked on during this annexation and development and improved to reduce flooding there.

Cheryl brought up that Green Valley and Les Drive citizens are concerned and that not everyone is an engineer. These citizens have been told Chandler will help with the water situation in that area many times and while the town has done a lot to help, when they hear this development is coming in, they are scared.

Michael and Joshua pointed out that their development is going to be built regardless, and that voluntary annexation allows Chandler to control more of the outcomes whereas not annexing the property will leave it to the county, out of town control.

Tonya sought clarification on property layout. She asked for clarification on whether the Green Valley area would be more of a park and if the Heim area would be the entrance and contain more housing development. Michael said that Heim was not going to have an entrance. It would have a service road for utilities and a cul-de-sac that will dead-end into Heim. The entrance would be off Inderrieden and that is why he wants engineers focused on the water issues there since it is so prone to flooding. Flooding, he clarified, is something we can mitigate but not eliminate.

Tonya asked if the biggest flood area is in the county. Michael confirmed that it is, and he is working to draw attention to Chandler to get that managed. Joshua said that he was glad to hear about all these concerns because there were some, he had not been aware of. Cheryl wanted to clarify that the worst she had seen was all the way up to the circle track. She wanted people to know how big an issue it was because the property has more land in the flood area than not. Michael stated that a sizable portion of the property, seventy of the 131 acres, would remain wetland.

Meeting attendee Larry Haag from Egis Engineering stated that Chandler should work closely with the County to make sure that Chandler has conveyance to push the water out of town.

Ron Whitledge, as APC president, assured thorough review of plans. Ron said this would not go quickly. Michael stated the plans were not supposed to be finished until August. Ron cautioned him that it may take longer. Ron said if these wetlands are taking up the water table and the town pushes the water towards homes, things will get worse. Ron stated that he had the same concerns as Cheryl, and it would be good to see the plans because drawing up plans like this is costly and it would show that the developers have made an investment and are serious.

**Police Chief:** Report emailed. CPD is in the process of hiring until March 15<sup>th</sup>. After that he said they would be in the process of conducting physical and written exams. His hope is to have a couple more hires at the end of March to the beginning of April.

**Fire Chief:** Report emailed. Tonya stated they are staying busy.

**Director of Public Services:** Report emailed. Tyler presented pay app #16 to Reynolds Constructions for the transmission bearings for \$118,825.98. He had nothing new to report. Motion was made by Ron Whitledge approve, seconded by Cheryl Amos. **Roll call:** Cheryl Amos, yes, Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

**Utility Administrator:** Report emailed. No updates on water or sewer. For Parks, a quote from Aquatic Controls was presented for council approval. Last year, water treatment was doubled to every other week. The quote starts the season with this schedule. Motion to accept was made by Cheryl Amos, seconded by Sarah Eller. **Roll call:** Cheryl Amos, yes, Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

A second quote from Aquatic Control for a control panel box to safeguard the lake motor was presented. Tyler explained it would prevent the pump from running if something got stuck. Tonya asked if this was in addition to monthly maintenance. Misty confirmed. Motion to accept was made by Cheryl Amos, seconded by Tom Burnett. **Roll call:** Cheryl Amos, yes, Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Misty also reminded everyone that the annual Easter Egg hunt would be held the weekend before Easter.

**Environmental Manager:** Report emailed. Michael shared that Chandler received the Conservation Partner of the Year from the Warrick County Stormwater Conservation District award for the nature area between State and Iowa Street. The area is continuing to be developed. The town recently did plan with a wildlife biologist on the area and the Heim wetlands are being developed. Tonya added that it was a lovely evening, and she enjoyed all that she learned. She thanked Michael for the invitation and encouraged others to go if the opportunity came up again.

Michael asked the council to approve appointing Adam Mooney to replace Tom Rainey on the Stormwater Board. Motion to accept was made by Ron Whitledge, seconded by Cheryl Amos. **Roll call:** Cheryl Amos, yes, Tom Burnett yes, Sarah Eller abstained, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Sarah clarified that she abstained just because she did not know him well. She would like to meet him.

Michael wanted to know if the council was okay with allowing Joshua to go ahead working on the PUD ordinance. Tonya asked if the PUD ordinance would be useful for other projects. Michael and Joshua said it would be. Tonya said that Joshua should move forward developing the ordinance.

**Clerk Treasurer:** Report emailed. Kayla Litton greeted attendees and expressed excitement about joining the town government. She requested council approval for attending the AIM/ILMCT Institute in Plainfield, Indiana from March 15<sup>th</sup> – 20<sup>th</sup>, estimating the cost at \$1,467.75 before meals and mileage. After discussion, the council approved a total cost of \$1,800.00. Motion was made by Cheryl Amos, seconded by Ron Whitledge. **Roll call:** Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Kayla also requested approval for training on BUCS and CHIPS by Frey Municipal Software at a cost of \$2,485.00. Motion was made by Sarah Eller and seconded by Cheryl Amos. **Roll call:** Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Kayla then presented the 2025 Salary Ordinance 2024-21 for council signature. All but Sarah signed as discussed earlier in the meeting. No motion was needed as this was already recorded in the 12/16/24 meeting.

Kayla presented a Security and Procedures for ACH on File Delivery form from the bank for council signature. Motion was presented for Tonya to sign on behalf of the council. Motion was made by Cheryl Amos and seconded by Ron Whitledge. **Roll call:** Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

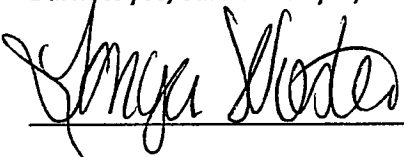
She also presented an ACH Signer or Originator form to add authorized signers to applicable accounts. Motion was presented for Tonya to sign on behalf of the council. Motion was made by Sarah Eller and seconded by Cheryl Amos. **Roll call:** Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

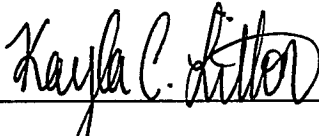
Kayla presented an ACH Signer or Originator form to add Kayla, Misty, Clair, and Jeannie as authorized signers to applicable accounts. Motion was presented for Tonya to sign on behalf of the council. Motion was made by Sarah Eller and seconded by Cheryl Amos. **Roll call:** Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Kayla presented an ODFI (Originating Depository Financial Institution) Agreement form from the bank for council signature. Motion was presented for Tonya to sign on behalf of the council. Motion was made by Cheryl Amos and seconded by Ron Whitledge. **Roll call:** Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

**Claims:** Sarah Eller made a motion to approve claims as presented in the amount of \$1,180,713.61, seconded by Cheryl Amos. **Roll call:** Cheryl Amos yes, Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

Motion was made by Ron Whitledge to recess the meeting, seconded by Sarah Eller. **Roll call:** Tom Burnett yes, Sarah Eller yes, Tonya Wester yes, Ron Whitledge yes. Motion carried.

  
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Tonya Wester, Council President

  
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Kayla Litton, Clerk Treasurer