

May 5, 2025

## Town of Chandler Council Meeting Minutes

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

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

**Absent** – Cheryl Amos

### Pledge of Allegiance

**Minutes:** Motion was made by Ron Whitledge to approve the minutes of the April 21, 2025 meeting, seconded by Sarah Eller. **Roll call:** Tom Burnett – yes, Sarah Eller – yes, Tonya Wester – yes, Ron Whitledge – yes. Motion carried.

**Citizen Comments:** Tim Mosbey addressed the council regarding concerns about potential flooding and water displacement related to the Speedway development and voluntary annexation. He discussed past flooding issues tied to the Pigeon Creek watershed and warned that further development in the area, even with retention ponds, would exacerbate flooding on his farm and nearby properties. He illustrated his point with a physical demonstration of water displacement using a plastic bowl of water and showing how much it rose when a can of WD-40 was placed inside the bowl.

A Morely Engineering representative and Speedway Developer Zane Hammond explained that while Tim Mosbey's water displacement theory was correct, the development would be designed to minimize impact, akin to placing a toothpick in water rather than a can. He clarified the differences between floodways and floodplains and demonstrated how borrow pits would effectively manage excess water.

**Town attorney:** Joshua Claybourn introduced Chandler Lacey, who will be assisting in his absence.

He presented the Resolution 2025-01, adopting a written fiscal plan for the proposed annexation of the Speedway development.

Motion was made by Sarah Eller to approve Resolution 2025-01 adopting the fiscal plan, seconded by Ron Whitledge.

**Roll call:** Tom Burnett – yes, Sarah Eller – yes, Tonya Wester – yes, Ron Whitledge – yes. **Motion carried.**

Joshua then introduced **Ordinance 2025-04**, the second reading of the ordinance to annex the Speedway property into the corporate limits of the Town of Chandler. Discussion followed regarding potential floodplain impact. Ron Whitledge raised concerns about water displacement and potential flooding in surrounding residential areas. A representative from the developer, Morley, and Zane

Hammond responded with engineering data, stating the project would have negligible impact on surface water levels and that borrow pits would offer additional stormwater capacity beyond required standards.

Michael Bell noted that annexation gives the town greater control over development, as opposed to ceding decisions to the county.

Motion was made by Tom Burnett to approve Ordinance 2025-04 annexing the Speedway development into the Town of Chandler, seconded by Ron Whittle. **Roll call:** Tom Burnett – yes, Sarah Eller – yes, Tonya Wester – yes, Ron Whittle – yes. **Motion carried.**

**Police Chief:** Chief Kirk Tevault was absent, but the officer attending in his place informed the council that officers have requested the Council consider age restrictions at the town park due to recurring incidents involving unsupervised minors. The proposed policy would require individuals under 15 to be accompanied by a parent or guardian. Council will consult legal guidance on enforceability. Chandler Lacey will research this and follow up with the Town Attorney.

**Fire Chief:** Fire Chief Spencer Wester requested Council approval to purchase a new brush fire truck due to maneuverability and weight issues with the current vehicle. The new vehicle would supplement the existing fleet and remain within budget.

Motion was made by Sarah Eller to authorize the Fire Department to proceed with the purchase, seconded by Ron Whittle. **Roll call:** Tom Burnett – yes, Sarah Eller – yes, Tonya Wester – yes, Ron Whittle – yes. **Motion carried.**

Spencer reported ongoing delays with CenterPoint Energy affecting the timeline for the new fire station's exterior work, despite most interior work being complete. Michael Bell confirmed he had received updates indicating the project may move forward soon.

**Director of Public Services:** Tyler Kinder Presented Pay Application #5 for Telephone Road in the amount of \$243,622.80, with a retainage of \$27,069.20. The project is near completion and awaiting punch list generation.

Motion was made by Ron Whittle to approve Pay Application #5, seconded by Sarah Eller. **Roll call:** Tom Burnett – yes, Sarah Eller – yes, Tonya Wester – yes, Ron Whittle – yes. **Motion carried.**

Tyler also reported that bathrooms at the Community Center are operational following a major leak repair and are ready to be opened for public use. Discussion was held about replacing porcelain fixtures with vandal-resistant stainless-steel options.

**Environmental Manager:** Michael Bell reported Chandler will be recognized for its conservation efforts at an IDEM awards ceremony in Indianapolis on Tuesday, May 13.

**Clerk-Treasurer:** Kayla Litton had nothing to report.

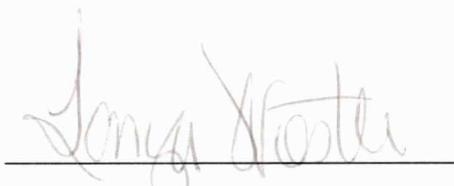
**Parks:** Tonya Wester shared information from Brad Scales regarding a proposal for Phase 3 of the Bike Park project, including a quote for design, clearing, flow trails, and mulch jumps. Council was asked to review materials prior to the next meeting. T-ball activities are underway with good participation, and some games will feature food trucks.

Old Business: Tonya Wester announced that Chandler was awarded a \$35,000 lighting grant from CenterPoint Energy. She thanked Misty Denk and Tyler Kinder for their work on the application.

**Claims:** Total Claims Presented: **\$826,028.75.**

Motion was made by Tom Burnett to approve claims as presented, seconded by Sarah Eller. **Roll call:** Tom Burnett – yes, Sarah Eller – yes, Tonya Wester – yes, Ron Whitledge – yes. **Motion carried.**

**Motion to Adjourn:** Motion was made by Tom Burnett and seconded by Sarah Eller to adjourn the meeting and reconvene at the next regular council meeting scheduled for May 19, 2025. **Roll call:** Tom Burnett, yes; Sarah Eller, yes; Tonya Wester, yes; Ron Whitledge, yes. **Motion carried. Meeting Adjourned.**



Tonya Wester, Council President



Kayla Litton, Clerk Treasurer