

April 6, 2026

Town of Chandler Council Meeting Minutes

The Chandler Town Council meeting was called to order on April 6, 2026, at the Chandler Town Hall, 401 E. Lincoln Ave. at 6:00 p.m.

Present – Cheryl Amos, Tom Burnett, Sarah Eller, Tonya Wester

Absent – Ron Whitledge

Pledge of Allegiance

Moment of Silence: Council President Wester requested a moment of silence in memory of Robert Pace, a long-term Town employee who had served the Town of Chandler since approximately age 15 and who recently passed away. Council and staff observed the moment of silence.

Minutes: Council reviewed the March 16, 2026 regular council meeting minutes. A motion to accept the minutes as presented was made by Cheryl Amos and seconded by Sarah Eller. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed.

Council also reviewed the March 16, 2026 fire territory adoption meeting minutes. Sarah Eller noted a correction on page three, changing “Ed Anderson” to “Tom Fite” in the paragraph describing the Saturday ride-along. A motion to accept the minutes as presented with the correction was made by Cheryl Amos and seconded by Sarah Eller. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed. The executive session minutes from that date were not ready for review and will be presented at a future meeting.

Public Comment – Darren Clifton: Darren Clifton addressed Council regarding an ongoing house complaint that has been in progress for nearly two years, noting that his court date has been continued to February of next year. Mr. Clifton referenced a letter drafted by the Town and sent by Environmental Director Michael Bell on May 7, which provided the contractors with 21 days before fines would begin, and a follow-up letter dated July 23. Mr. Clifton stated his understanding that the Town had suspended the imposition of fines and asked whether that decision was made by Council vote. Council President Wester clarified that fines were suspended, not terminated, while the Council understood the parties were working toward a settlement, and that the Town reserved the right to apply fines retroactively. Mr. Clifton reported that no settlement has been reached and asked the Council to stand behind its letter.

Town Attorney Joshua Claybourn advised that the Town Council represents the Town's interests and that the Town cannot use its fines to assist a private party, but that upholding the Town's code is a legitimate basis for enforcement. Cheryl Amos made a motion to go back retroactively on the fines and move forward with them against the contractors consistent with the July 23 letter; the motion was seconded by Sarah Eller. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed.

Town Attorney: Joshua Claybourn presented the Culligan CF-1 tax abatement compliance form, noting that this is the tenth and final year of the abatement, which began in 2016, and that the step-down places the current abatement at 10%. Josh reviewed the figures on the form, noting that actual salaries and employment exceeded the initial estimates, with the total number of employees increasing from seven to eleven, and that equipment and building investments had also increased. Council discussed the figures for clarification. A motion to find Culligan in substantial compliance and approve the CF-1 for the current year was made by Cheryl Amos and seconded by Tom Burnett. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed. The CF-1 will be signed by the Council President, attested by the Clerk-Treasurer, and forwarded to the county officials.

Josh next presented Ordinance 2026-05, an ordinance of the Town of Chandler, Indiana, amending Chapter 171.08 of the Town Code of Ordinances regarding setbacks, forwarded from the Plan Commission. The ordinance reduces the side-yard setback on corner lots from 25 feet to 15 feet and makes a corresponding change to the table in the code. Council discussed that the change aligns Chandler with neighboring communities, that the setback is measured from the property line (with right-of-way often extending five to ten feet into what appears to be the homeowner's yard), and that the change supports builder- and resident-friendly development. A motion to suspend the rules on Ordinance 2026-05 was made by Sarah Eller and seconded by Tom Burnett. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed. A motion to approve Ordinance 2026-05 on first reading was made by Cheryl Amos and seconded by Sarah Eller. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed.

Josh also reported that a property owner has approached the Town regarding voluntary annexation of approximately 28 acres directly south of the Eminent Properties development off Gardner Road. The property owner has indicated plans for a development of approximately 35 lots with homes in the \$400,000 to \$750,000 range. Environmental Director Michael Bell prepared a map showing the location. Council expressed consensus to move forward, and Josh confirmed the next step is preparation of a formal annexation petition to be presented to Council.

Police Chief: No report.

Fire Department: No report.

Director of Public Services: Tyler Kinder presented the standard contract agreement with Caldwell Tanks for the new water tower to be constructed at the corner of Heathway and SR 261, noting that the new tower will be approximately five times the capacity of the existing tower. Tyler explained that

groundwork is expected to begin in fall, with completion anticipated in 2028, and that the new tower must be in service before the existing tower is taken down. The contract was signed for Cladwell Tanks by Council President Tonya Wester.

Tyler then presented bids received for the Libbert Road water main replacement project, which will extend from Van Road north to Elk Grove, upsizing and relocating the existing four-inch and six-inch lines into an easement to improve fire flow and accommodate future road widening. The bids received were as follows: Kiefer Brothers Construction – \$637,118.56 (total unit-price base bid inclusive of all pay items); Jerry Aigner Construction – \$539,450.00; BME – \$555,950.00; Deig Brothers – \$707,548.00; Koberstein Contracting – \$592,590.00; ISI Infrastructure Systems Inc. – \$836,770.00; and Ragle – \$769,785.00. Per standard practice, Council took the bids under advisement pending review of qualifications, insurance, bonds, and related documentation.

Utility Administrator: Misty Denk presented a renewal document from Linville National Bank authorizing electronic ACH filings on the Town's accounts, noting that one account had been inadvertently omitted and has been added. The document updates the list of authorized employees, including the Clerk-Treasurer and designated utility office staff. A motion to authorize the Council President to sign the ACH authorization document was made by Cheryl Amos and seconded by Sarah Eller. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed.

Misty next presented information on the TrustIndiana local government investment pool, a program administered through the Indiana Treasurer of State's office that allows participating units to invest public funds with no transaction fees and same-day liquidity without penalty. Misty explained that the initial interest came from Lynnvile National Bank, that Town Attorney Claybourn has reviewed the program and identified no concerns, and that she intends to begin by depositing a portion of the recent waterworks revenue bond proceeds and customer deposit funds, with potential expansion to general accounts in the future. Council discussed the program, noting its wide use by Indiana municipalities and recommendation by Indiana municipal associations. A motion to authorize Misty Denk to move forward with establishing participation in TrustIndiana and to allow the Council President to sign the associated enrollment documents was made by Cheryl Amos and seconded by Sarah Eller. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed.

Misty also presented a proposal to begin returning long-standing utility deposits held by the water and sewer utility. Misty proposed issuing credits to active customer accounts rather than mailing refund checks, and recommended eligibility rules requiring at least twelve consecutive months of on-time payments and excluding rental properties. Council expressed consensus in support of the proposed approach, and Misty will prepare formal rules for Council consideration.

Misty presented three baseball park facility use contracts for signature, noting that the remaining contracts will follow once received and that practices will not begin until after the school season concludes. Council acknowledged receipt.

Misty reported that the Easter Egg Hunt was successful, thanking Town staff, the Lions Club, and 4-H volunteers for assistance with hiding eggs and managing prize tables, and noted strong community turnout. She also noted that she will continue to research the proposed Town website update before committing to a contract and will report back to Council with additional information.

Environmental Director: Michael Bell reported that the MS4 Southwest Indiana Stormwater Partners workshop hosted by the Town the previous Wednesday was well attended, with approximately 100 engineers and community officials participating, and that the partnership expressed appreciation to the Town. Michael also reported that the Town's annual MS4 report was accepted by the State with no deficiencies.

Michael reported that the survey has been completed for the property on Less Drive that Mr. Meyer has requested the Town vacate, a parcel of approximately 0.166 acres (approximately 50 feet wide by 150 feet deep). The next step is to obtain a parcel number for the property. Council expressed consensus to proceed with the vacation process.

Michael also reported that Mr. Mosby is no longer eligible to serve on the Board of Zoning Appeals due to residency, and recommended the appointment of Stuart Yonkers to complete Mr. Mosby's unexpired term, which ends in December of this year. Council President Wester, noting that this is a Council President appointment and that the matter had been discussed with Council, appointed Stuart Yonkers to the Board of Zoning Appeals to complete the unexpired term.

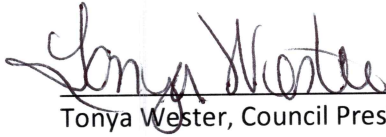
Clerk-Treasurer: Kayla Litton reported that she had recently returned from leave and thanked staff in the Building Department for their assistance during her absence. Kayla noted that signatures were missed on the register of claims at the previous meeting and requested Council members present sign the outstanding register; the remaining signature will be obtained from Councilmember Whitledge at a later date.

New Business: Council President Wester reported that the Town has been made aware of a federal grant opportunity, being coordinated in partnership with Warrick County, that may benefit Town residents. The granting team has offered to meet with Town officials, likely via Teams meeting, on either Monday, April 13; Tuesday, April 14; or a date in the following week (exact date to be confirmed). Council President Wester will confirm the meeting date and circulate additional information to Council.

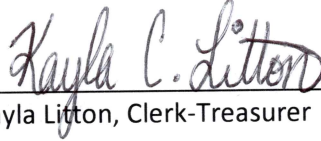
Old Business: None.

Claims: Claims totaling \$790,766.85 were presented for approval. A motion to approve claims as presented was made by Cheryl Amos and seconded by Tom Burnett. Roll call vote: Cheryl Amos – yes; Tom Burnett – yes; Sarah Eller – yes; Tonya Wester – yes. Motion passed.

Adjournment: A motion was made by Tom Burnett and seconded by Cheryl Amos to recess until the next regularly scheduled meeting on April 20, 2026. All in favor.

A handwritten signature in dark ink, appearing to read "Tonya Wester", written over a horizontal line.

Tonya Wester, Council President

A handwritten signature in dark ink, appearing to read "Kayla C. Litton", written over a horizontal line.

Kayla Litton, Clerk-Treasurer