

# Community Profile

## Demographics

### Population

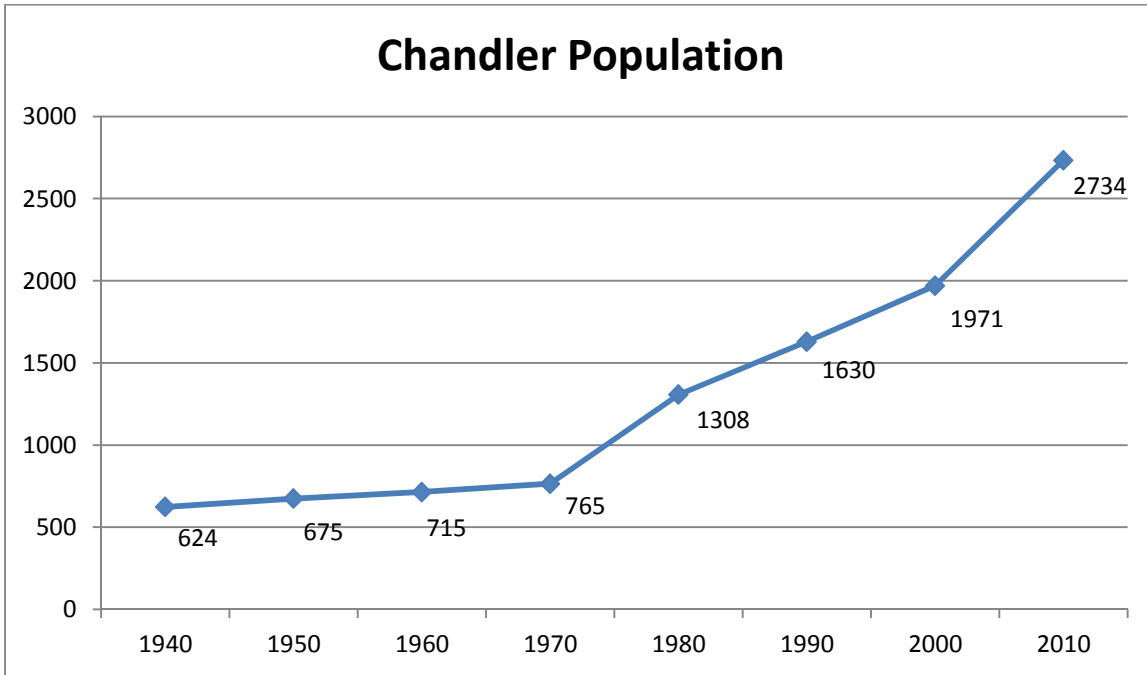
According to the U.S. Census, Chandler has grown 38.7 percent since the 2000 census. The 2010 Census cites a Chandler population of 2,734 compared to 1,971 for the year 2000. According to the Census, Chandler grew at a faster rate than the state and Henderson County. Texas grew from 20,851,820 people in 2000 to 25,145,561 in 2010; reflecting a 20.6 percent increase. During this same time period, Henderson County had a 7.2 percent increase from 73,277 persons to 78,532 persons.

Figure 1: Chandler Population Growth by Decade -Table

#### Chandler population growth

Year	Population	% change
1940	624	----
1950	675	8.2
1960	715	5.9
1970	765	7.0
1980	1,308	71.0
1990	1,630	24.6
2000	1,971	20.9
2010	2,734	38.7

Figure 2: Chandler Population Growth by Decade - Graph



Chandler’s rapid increase in population began in the 70’s and the city has experienced a steady growth over the past 4 decades averaging about a 5% annual growth rate. Over the past ten years the growth rate has averaged 3% per year. However, over the past 5 years this average growth rate has dropped to less than 1% per year. Chapter Four will review more development trends and population projections.

Figure 3: Chandler Population Estimates 2000 to 2010

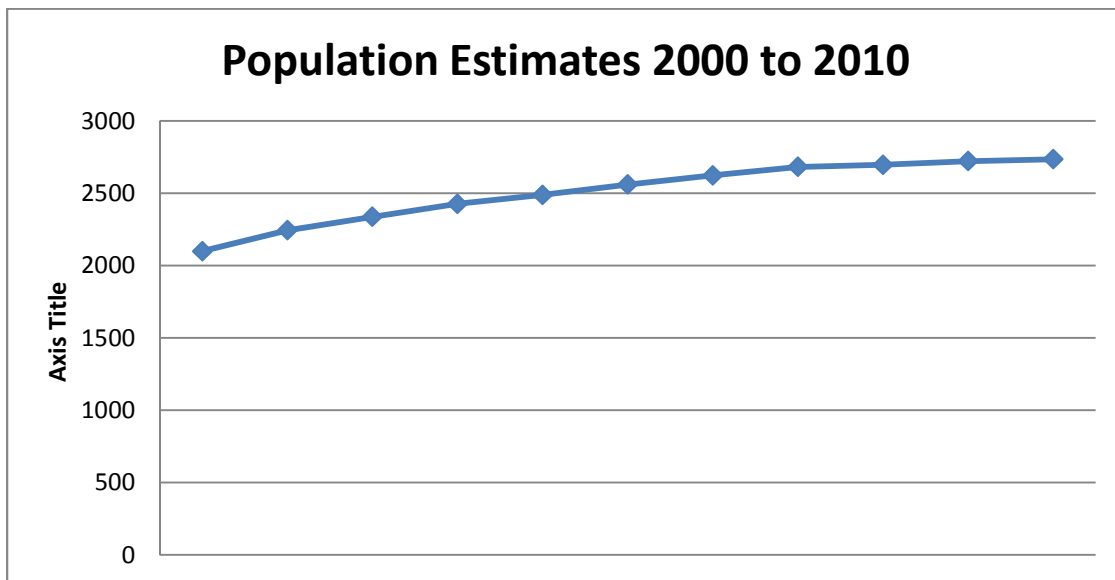


Figure 4: 2010 Census Data on Chandler Population  
 (2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1, P2, P3, P4, H1)

Subject	Total		18 years and over	
	Number	%	Number	%
<b>POPULATION</b>				
Total population	2,734	100.0	2,083	100.0
<b>RACE</b>				
One race	2,694	98.5	2,062	99.0
White	2,370	86.7	1,818	87.3
Black or African American	255	9.3	200	9.6
American Indian and Alaska Native	13	0.5	6	0.3
Asian	29	1.1	22	1.1
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0
Some Other Race	27	1.0	16	0.8
Two or More Races	40	1.5	21	1.0
<b>HISPANIC OR LATINO AND RACE</b>				
Hispanic or Latino (of any race)	73	2.7	45	2.2
Not Hispanic or Latino	2,661	97.3	2,038	97.8
One race	2,623	95.9	2,018	96.9
White	2,326	85.1	1,791	86.0
Black or African American	253	9.3	200	9.6
American Indian and Alaska Native	8	0.3	3	0.1
Asian	29	1.1	22	1.1
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0
Some Other Race	7	0.3	2	0.1
Two or More Races	38	1.4	20	1.0
<b>HOUSING UNITS</b>				
Total Housing Units	1,175	100.0		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	1,090	92.8		
Owner Occupied	804	73.8		
Renter Occupied	286	26.2		
Vacant housing units	85	7.2		

### Population by Age

The age distribution of an area can provide valuable insight into the region’s economic composition and income potential. By national standards, Texas has a relatively young population (33.7 years). However, Chandler and Henderson County’s population are older than the statewide population as a whole with median ages 37.7 and 39.8 years respectively. More than 40 percent of Chandler and Henderson County’s population are aged 45 and older while only 34 percent of the State’s population is aged 45 and older.

Another way to view the population by age is to consider the median age of individuals. This information is illustrated in the following table.

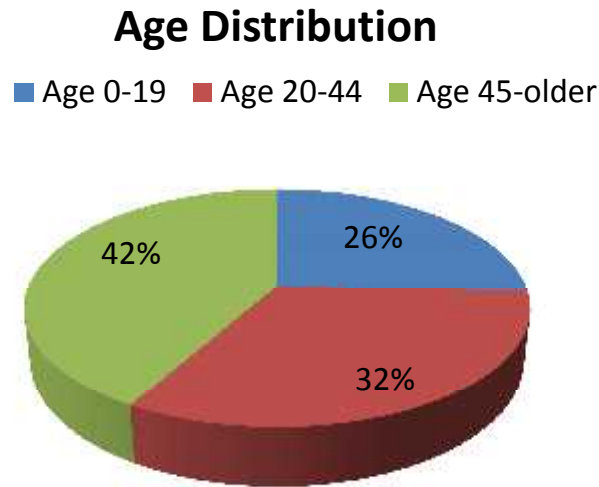
Figure 5: City, County and State Population by Age: 2009 and 2014 Estimate

Age	Chandler % 2009	Henderson County % 2009	Texas % 2009	Chandler % 2014	Henderson County % 2014	Texas % 2014
Age 0-4	7.5%	6.7%	8.0%	7.8%	7.1%	7.6%
Age 5-14	12.6%	12.3%	15.0%	12.8%	12.3%	15.0%
Age 15-19	5.6%	6.9%	7.3%	5.3%	6.4%	7.0%
Age 20-24	5.6%	6.4%	7.2%	6.0%	6.7%	7.0%
Age 25-34	15.3%	12.9%	14.3%	15.2%	12.9%	13.7%
Age 35-44	11.6%	11.0%	14.1%	11.8%	11.0%	13.5%
Age 45-54	13.0%	14.0%	13.5%	11.5%	12.3%	13.3%
Age 55-64	9.0%	11.4%	10.0%	10.0%	12.7%	11.2%
Age 65-74	8.8%	9.7%	5.8%	8.9%	9.8%	6.9%
Age 75-84	6.1%	6.0%	3.4%	6.3%	6.2%	3.5%
Age 85+	4.8%	2.8%	1.4%	4.4%	2.6%	1.3%
Median Age	37.7	39.8	33	37	38.9	34.8

Source: Texas Workforce Commission’s <http://www.sitesontexas.com>

Chandler’s largest population group is the people age 45 and older as indicated in Figure 6. Individuals in this age group are generally working or retired and contributing to the city’s wellbeing. The second largest group, ages 20 – 44, holds the greatest share of the labor force. This is a group to watch as decreases over time in this group, can be an indication that people are moving out of an area they consider to be a poor labor market. The population group ages 0 – 19 are the up and coming workforce and tax payers that are of great value to Chandler. The need to retain and attract businesses that cater to youth is very important as Chandler grows over the next few years.

Figure 6: Age Distribution of Chandler Pie Chart, 2009



Source: Texas Workforce Commission's <http://www.sitesontexas.com>

### Income

*Per capita personal income* is: “the income that is received by persons from all sources. This measure of income is calculated as the personal income of the residents of a given area divided by the resident population of the area.

Per capita personal income (PCPI) is summarized below for the U.S., Texas, and Henderson County. The per capita personal income for Henderson County is less than the state and national average. The average growth rate for the East Texas Region was 4.3 percent for years 1997 – 2007 with Henderson County having a 3.6 growth rate.

Figure 7: Per Capital Personal Income

Area	2007 PCPI	PCPI % Increase 2006-2007	1997 PCPI	1997-2007 Avg. Annual Growth rate of PCPI
United States	38,615	4.9	25,654	4.3
Texas	37,083	5.5	23,812	4.6
<b>Henderson</b>	<b>27,627</b>	<b>5.3</b>	<b>19,334</b>	<b>3.6</b>

Source: Bureau of Economic Analysis

In 2007, Henderson County had a per capita personal income (PCPI) of \$27,627. This PCPI ranked 153<sup>rd</sup> in the state and was 75 percent of the state average, \$37,083, and was 72 percent of the national average, \$38,615. Henderson County’s 2007 PCPI reflected an increase of 5.3 percent from 2006. The 2006-2007 state change was 5.5 percent and the national change was 4.9 percent. In 1997 the PCPI of

Henderson County was \$19,334 and ranked 112<sup>th</sup> in the state. The 1997–2007 average annual growth rate of PCPI for Henderson County was 3.6 percent. The average annual growth rate of the state was 4.6 percent and for the nation was 4.3 percent.

## *Positioned for Growth*

Chandler is strategically located to benefit from not only its own business and tourism, but from the tourism and commerce from surrounding areas.

The Army National Guard has built a new training facility on 49 acres about seven miles east of Chandler in Smith County. The Tyler newspaper reported in April 2009 that 800 military and civilian personnel will be trained at the site during assigned training times<sup>1</sup>. The training personnel will require lodging, food, supplies and other goods. With its close proximity to Chandler, businesses stand to benefit greatly from this new training facility.

In addition, the East Texas State Fair Association has purchased 240 acres to be developed as The Park of East Texas. The Park is less than eight miles from Chandler. Phase I will be the development of an equestrian park. Later phases include an amphitheater, indoor arena, event center, and other entertainment facilities. Eventually the site may include the building of a hotel and boardwalk. The Park of East Texas will be the new home to a larger East Texas State Fair. When completed, this Park will boost the economy in and around Chandler.

The city of Canton is 30 miles from Chandler and hosts one of the world's largest flea markets each month. Anywhere from 100,000 to 400,000 people attend monthly, with weather playing a big role in how many attend. According to a study that Ray Perryman completed, First Monday has approximately two million appearances annually.<sup>2</sup> Many of these visitors are traveling through Chandler needing overnight accommodations as well as daily nourishment.

The extension of Toll Road 49 will provide drivers a fast moving and convenient method of traveling east and north of Chandler and around the south and west sides of Tyler as well as quick access to I-20. The section connecting to SH 31 will be open in the fall of 2012 and the section connecting to I-20 will be open in the spring of 2014.

The city of Tyler continues to grow to the west toward Chandler with both residential and business development. Tyler Pounds Regional Airport is located only 8 miles northeast of Chandler and is very accessible on State Hwy 64. Wal-Mart and a Sam's Club are only 9 to 10 miles from Chandler.

Several new residential housing areas are being built in and around the city. In partnership with the Texas Department of Housing and Community Affairs, SilverLeaf of Chandler is being built. This is a

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<sup>1</sup> Tyler Morning Telegraph

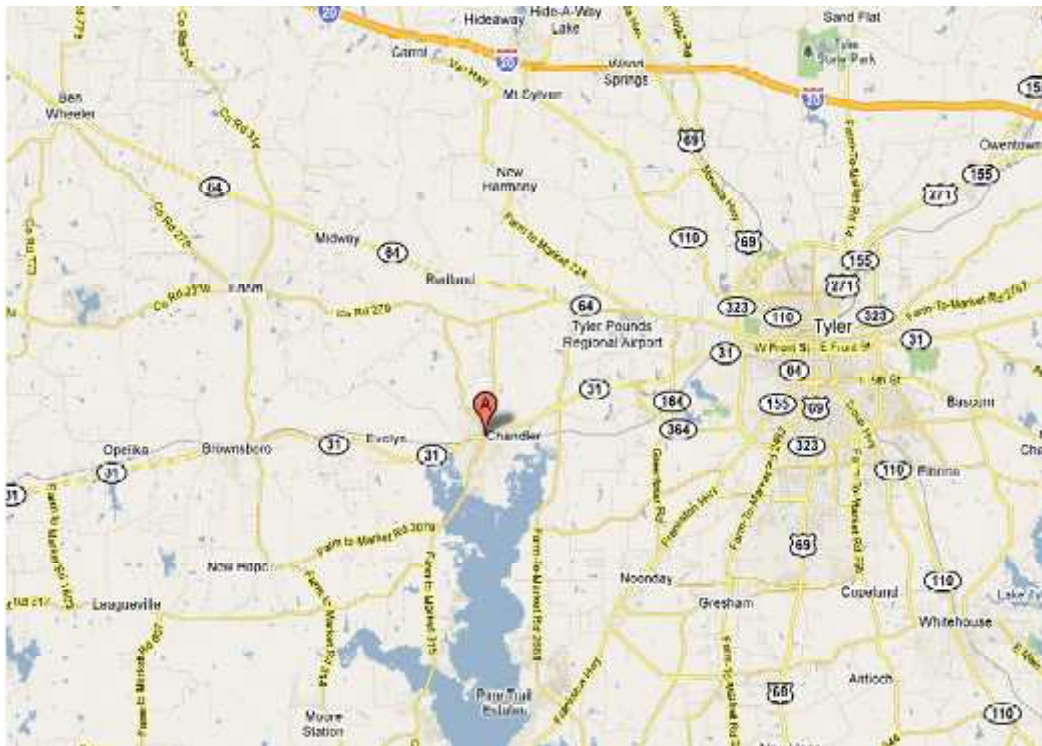
<sup>2</sup> Texas Town and City, April 11 Vol. XCVIII, number 4

senior citizen income-adjusted apartment complex that will provide 74 housing units when completed. A number of single family residential areas are under construction with varying lot sizes and price levels.

## Infrastructure

Infrastructure generally refers to the structural elements that provide the physical development of a city including roads, drainage and utilities.

Figure 8: Map of Chandler and Surrounding Area



Source: Google Maps

### Highways / Roads

Henderson County is in the Tyler District of the Texas Department of Transportation (TXDOT). TXDOT also has two maintenance offices located in Tyler, which are approximately 15 miles from Chandler. The City of Chandler is served by the following roads:



#### Texas State Highway 31

Texas State Highway 31 (SH 31) is the main highway passing through Chandler. It is 143.3 miles long and runs from U.S. Highway 84 northeast of Waco through the cities of Corsicana, Athens, Brownsboro,

Chandler, Tyler, Kilgore and ends at U.S. Highway 80 in Longview. It is a highly traveled highway with several TxDOT projects currently underway and more planned. TxDOT confirmed that their 2008 traffic maps show 22,000 vehicles drive east of FM 315 in Chandler and 12,700 vehicles drive west of FM 315 daily.



**Texas State Highway 64**

Texas State Highway 64 is just north of Chandler, starting at the city of Wills Point; it passes through Tyler and ends its route 82.2 miles later in the city of Henderson traveling through Rusk, Smith, and Van Zandt Counties. The Tyler Pounds Regional Airport is located off of SH 64.



**Farm-to-Market 315**

Farm-to-Market Road 315 intersects SH 31 in Chandler. This 44 miles long road runs north and south, from the southern part of Van Zandt County, through Chandler and across a portion of Lake Palestine to near the city of Palestine in Anderson County.



**Interstate 20**

Interstate-20 (I-20) is 15 miles north of Chandler, one of the major east-west U.S. Interstates. I-20 runs 1,535 miles from near Kent, TX, at Interstate 10 to Florence, SC, at Interstate 95. Between Texas and South Carolina, I-20 runs through northern Louisiana, central Mississippi, western and north-central Alabama, and north-central Georgia. I-20 intersects with seven of the ten primary north-south interstates and also with the major Interstate routes I-10 and I-30. I-20 begins 10 miles east of Kent at a fork with I-10. From there, the highway travels east-northeastward through Odessa, Midland, and Abilene before turning eastward towards the Dallas/Fort Worth Metroplex. Between Monahans and I-10, I-20 has an 80 mph speed limit, the highest in the United States. I-20 will be more easily accessible for Chandler residents with the opening of Toll Loop 49.

**Toll Road 49**

High Tech Toll Loop 49 is part of the Texas Department of Transportation’s (TxDOT) plan to address the Texas Transportation Challenge and give Texans the first-class transportation system they deserve. This state-of-the-art highway will reduce traffic congestion, enhance safety, boost the local economy, and improve air quality. High Tech Toll Road 49 is a toll road without toll booths. One can pay with an electronic toll tag or without one. Either way, there’s no stopping or slowing down to pay.



The first and second segments of Loop 49 are now open. Section 3A, connecting to SH 31, should open in the fall of 2012 according to TxDOT, TexasTollways. Section 3B connecting to I-20 will open in the Spring of 2014. Toll Loop 49 was initially constructed in sections as a two-lane roadway, with one lane traveling in each direction. A second set of lanes will be constructed in the future. Ultimately, Loop 49 will be a four-lane divided highway similar to I-20 near Tyler.

Once complete, the High Tech Toll Loop 49 will offer drivers the choice of a fast-moving, convenient method of traveling east and north of Chandler and around the south and west sides of Tyler as well as quick access to I-20 as seen in Figure 9.

Figure 9: Toll Loop 49 Plans



Source: TexasTollways, Texas Department of Transportation

### Air/Freight Services

The Tyler Pounds Regional Airport is located only eight miles northeast of Chandler. It is very accessible on State Highway 64. Currently, the Tyler Pounds Regional Airport offers four daily American Eagle flights to and from Dallas/Fort Worth International Airport, and six flights to and from George Bush Intercontinental in Houston.

In addition to offering passenger air service, the Tyler Pounds Regional Airport provides aircraft fuel sales, aircraft maintenance, aircraft storage, flight instruction, rental cars and charter planes. The city of Tyler website reports 145,270 people go on or off of a plane at this airport in fiscal year 2009.

## Education and Workforce

### Primary Education

The city of Chandler is part of the Brownsboro Independent School District (ISD). The high school and junior high school are in Brownsboro, 10 miles west of Chandler. Both Brownsboro and Chandler have elementary and intermediate schools. The two elementary schools were rated exemplarily in the 2010 school term as was the Brownsboro Junior High. All 6 schools and the ACES Campus were rated academically acceptable or above.

Enrollment for the 2008-2009 year was 2,766 students and enrollment for the 2009-10 was 2,842 a 2.7% growth rate.

According to the Texas Education Agency, the drop-out rate of students in the Brownsboro ISD is significantly lower than the state and region averages. Over the past seven years, the district's drop-out rate has gone from a low of 2.4 percent in 2002 to 3.1 percent in 2009. The drop-out rate improved over the past three years as seen in Figure 10.

Figure 10: Brownsboro ISD Drop-out Rate

Class	Brownsboro ISD Drop-out Rate		
	State Average	Region	District
Class of 2009	9.4%	--	3.1%
Class of 2008	10.5%	7.7%	4.2%
Class of 2007	11.4%	9.2%	6.3%

Source: Texas Education Agency

The Brownsboro ISD has been successful in retaining and graduating high school students. The district's completion rate for high school diplomas/GED certificates is 96.9 percent. This compares to a state average of 80 percent and the region at 86 percent. The Brownsboro High School offers advanced placement classes. They also have dual credit courses in coordination with Trinity Valley Community College.

More than 85 percent of the population, 25 years and over, in Chandler have a high school diploma or higher education. With 21 percent having bachelor's degrees or higher and another 6 percent having a graduate or professional degree, education is of primary concern for Chandler residents.

Citizens in Chandler have pride in their schools and are very supportive of the district. Parents are involved in school activities and are known to volunteer in classrooms and with school organizations.

## Secondary Education

Chandler is within 30 minutes to three colleges and two universities that provide a very sizeable and talented employment pool with an advanced education, giving employers a large population from which to seek a highly talented and educated workforce.

Tyler Junior College (TJC) is a two-year college with approximately 8,500 full time students. TJC offers Associate in Arts, Associate in Applied Science and Associate of Arts in Teaching degrees, as well as tech preparatory and certificate programs.

Founded in 1894, Texas College offers 16 baccalaureate degree programs within three divisions and has maintained a commitment to academic excellence for over 100 years. Enrollment is currently at 735.

Trinity Valley Community College has 4 campuses; one each in Athens, Palestine, Kaufman and Terrell. Trinity College offers 2 year degrees with the option of internet based course work.

A total of 6,500 students are enrolled in the four sites.

The University of Texas at Tyler (UT Tyler) offers nearly 90 undergraduate and graduate degrees in five colleges; education and psychology, engineering and computer science, business and technology, nursing and health sciences and the traditional college of arts and sciences. Student population is reported to be more than 6,000. UT Tyler, a proud campus of The University of Texas system, is known to be one of the fastest growing universities in the State of Texas.

As the only university-based health science center in East Texas, The University of Texas Health Center at Tyler is home to 26 medical specialties, a hospital and 24/7 emergency room, as well as laboratory and clinical research facilities. Medical education programming includes two medical residency programs in Family Medicine and Occupational Health, collaborative degree programs in Environmental Medicine and in Biotechnology, clinical rotations for nurses and other allied health providers, and continuing education for physicians and other health care specialists.

## Workforce

Trends in employment are used by planners for local workforce planning, research, and businesses looking to relocate. Figure 11 depicts the concentration of workers in Chandler and their demographic characteristics (age, earnings and industry).

Figure 11: Jobs by Industry Type for Residents of Chandler, Texas

<b>Total All Jobs 2008</b>		
	<b>Count</b>	<b>Share</b>
Total All Jobs	809	100.0%
<b>Jobs by Worker Age</b>		
	<b>Count</b>	<b>Share</b>
Age 30 or younger	200	24.7%
Age 31 to 54	442	54.6%
Age 55 or older	167	20.6%
<b>Jobs by Earnings Paid</b>		
	<b>Count</b>	<b>Share</b>
\$1,250 per month or less	192	23.7%
\$1,251 to \$3,333 per month	356	44.0%
More than \$3,333 per month	261	32.3%
<b>Jobs by Industry Type (2-digit NAICS)</b>		
	<b>Count</b>	<b>Share</b>
Agriculture, Forestry, Fishing and Hunting	9	1.1%
Mining, Quarrying, and Oil and Gas Extraction	30	3.7%
Utilities	5	0.6%
Construction	62	7.7%
Manufacturing	76	9.4%
Wholesale Trade	55	6.8%
Retail Trade	96	11.9%
Transportation and Warehousing	33	4.1%
Information	16	2.0%
Finance and Insurance	25	3.1%
Real Estate and Rental and Leasing	8	1.0%
Professional, Scientific, and Technical Services	33	4.1%
Management of Companies and Enterprises	1	0.1%
Administration & Support, Waste Management and Remediation	46	5.7%
Educational Services	59	7.3%
Health Care and Social Assistance	136	16.8%
Arts, Entertainment, and Recreation	8	1.0%
Accommodation and Food Services	67	8.3%
Other Services (excluding Public Administration)	21	2.6%
Public Administration	23	2.8%

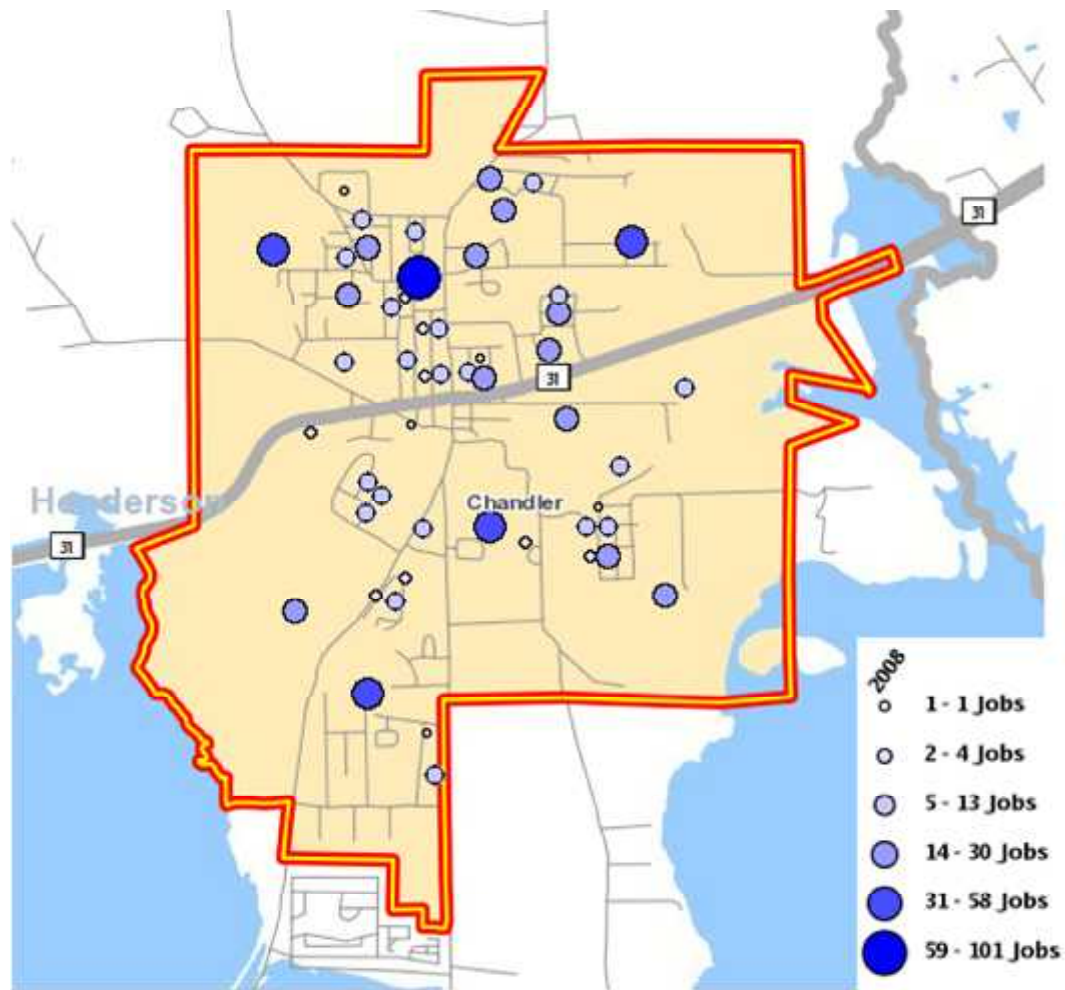
Source: U.S. Census Bureau LED on the Map

Chandler has several large employers with many small businesses employing less than ten employees. The Chandler Nursing Center is the largest employer which is indicated by the large blue dot on the map in Figure 13.

Figure 12: Largest Employers in Chandler

Major Employers in Chandler, TX			
Organization	# of Employees	Organization	# of Employees
Chandler Nursing Center	95	Chandler Intermediate School	39
Brookshire's Grocery Store	77	City of Chandler	18
Chandler Elementary School	47	Citizens National Bank	14
Kidd Jones Oil Company	44		

Figure 13: Business Locations



Source: U.S. Census Bureau LED on the Map

### Wages

The total of all occupations and industries working in the East Texas Workforce Development Area (WDA) found employees to earn a median income of \$26,808 (\$12.89 per hour), compared to the state median wage of \$29,711 (\$14.28 per hour). An East Texas WDA entry level worker can expect to earn \$16,204 (\$7.79 per hour) while an experienced worker can expect to earn \$42,112 (\$20.25 per hour);

compared to a state entry level of \$16,959 (\$8.16 per hour) and an experienced worker annual average wage of \$50,490 (24.27 per hour) based upon a total of 308,000 workers in the East Texas WDA.

**Unemployment**

Unemployment rates for Henderson County have increased over the past ten years much at the same rate as the state percentage. With the unstable economy over the past two years, both Texas and Henderson County’s unemployment increased at a higher rate than previous years as seen in Figure 14. Henderson County’s unemployment rate has been higher than the state or the region over the past 4 years.

Figure 14: Unemployment Rate 2000-2010 (January, unadjusted)

Year	Henderson County	East Texas WDA	Texas
2000	4.6	5.4	4.9
2001	4.3	5.1	4.5
2002	6	6.5	6.4
2003	6.1	6.9	7
2004	6.9	6.5	6.7
2005	6.6	5.8	6
2006	5.3	5.1	5.3
2007	4.9	4.9	4.8
2008	5.2	4.7	4.7
2009	7.4	6.7	6.8
2010	9.3	8.8	8.6
2011	8.9	8.3	8.5

Source: Texas Workforce Commission [www.tracer2.com](http://www.tracer2.com)

**Financial Analysis**

**Business Environment**

The Chandler Economic Development Corporation and the Chandler-Brownsboro Chamber of Commerce work closely together to recruit and retain industry and businesses. Both organizations realize Chandler is in the best possible location relative to the amount of growth and development planned in, around and near Chandler.

The Chandler Economic Development Corporation offers incentives for new and small business development. Each request is evaluated on an individual basis dependent upon the number of jobs created and sales tax projections.

Henderson County also offers incentives aimed at encouraging growth in the property tax base, improving recruitment of business and industry, and enhancing job creation.

### Banking Institutions

According to the Federal Deposit Insurance Corporation, there are three commercial and savings institutions with offices in Chandler, as of February, 2010.

Figure 15: Banks in Chandler, February 2010

Banks	Number of offices in Chandler and additional offices in Henderson County	Deposits*
Citizens National Bank	3 offices (at Athens, Chandler and Malakoff)	\$100,558,000
Citizens State Bank	4 offices (at Athens, Brownsboro, Chandler and Seven Points)	\$77,661,000
Southside Bank	3 offices (at Chandler Brookshire's, Athens and Gun Barrel City)	\$24,452,000

Source: Federal Deposit Insurance Corporation

\*Total Domestic Deposits for June 30, 2009.

### Municipal Revenue

The city of Chandler has many sources of income. Like most cities Chandler's predominant forms of income are from user/utility fees, property tax, sales tax and franchise fees.

#### Locals Sales and Use Tax

The Texas Comptroller of Public Accounts returns (or allocates) money to the city of Chandler for their local sales tax collection. Allocation amounts generally represent taxes collected on sales made two months or more prior to the allocation payment. The Table below is a record of allocations to Chandler from 2007 to December 2010. The total amount for year 2009 was an increase of .33 percent over 2008, despite nationwide economic instability. However, in 2010 the city experienced a .55 decline over 2009.

Figure 16: City of Chandler Sales Tax by month from Texas Comptroller

Month	2007	2008	2009	2010
January	30,020	27,080	28,723	26,997
February	43,797	48,367	47,497	39,624
March	25,967	27,930	29,763	28,247
April	24,657	29,907	31,962	26,641
May	42,037	46,662	46,281	52,336
June	34,589	34,735	30,261	28,664
July	28,013	31,600	28,626	29,516
August	40,957	37,815	48,799	49,157
September	29,624	31,889	28,204	29,487
October	29,241	29,616	30,384	29,196
November	48,734	44,812	44,921	48,417
December	28,066	31,372	27,778	32,547
<b>Total for the year</b>	405,700	421,785	423,198	420,829

Total annual sales tax allocation amounts since 1988 have increased each year until the poor economy resulted in a slight decrease in 2010, as shown in Figure 17. This overall increase is due to several factors: increase in population and retail and eating establishments; and the city of Chandler began collecting Title 4B Sales Tax as of January 1, 1998, according to the Texas Comptroller’s office.

Figure 17: City of Chandler Sales Tax by year from Texas Comptroller

Year	Annual Sales Tax
1987	\$49,381
1988	\$47,763
1989	\$70,260
1990	\$78,981
1991	\$91,065
1992	\$98,853
1993	\$117,750
1994	\$140,067
1995	\$140,731
1996	\$160,337
1997	\$169,521
1998	\$230,829
1999	\$261,001
2000	\$273,117
2001	\$291,940
2002	\$287,601
2003	\$299,553
2004	\$352,816
2005	\$357,930
2006	\$404,970
2007	\$405,700
2008	\$421,785
2009	\$423,198
2010	\$420,829



**Property (Ad Valorem) Tax**

Property taxes have continued to have double digit percent increases over the past 4 years and have overtaken sales tax as a source of revenue for the City as can be seen in Figures 18 and 19.

Figure 18: City Property Tax – 2004-2010

	Property Taxes	% Increase
2004	239,087	
2005	306,275	28.1%
2006	324,299	5.9%
2007	359,739	10.9%
2008	423,354	17.7%
2009	474,557	12.1%
2010	529,645	11.6%

Figure 19: Primary City Revenue 2004 – 2010

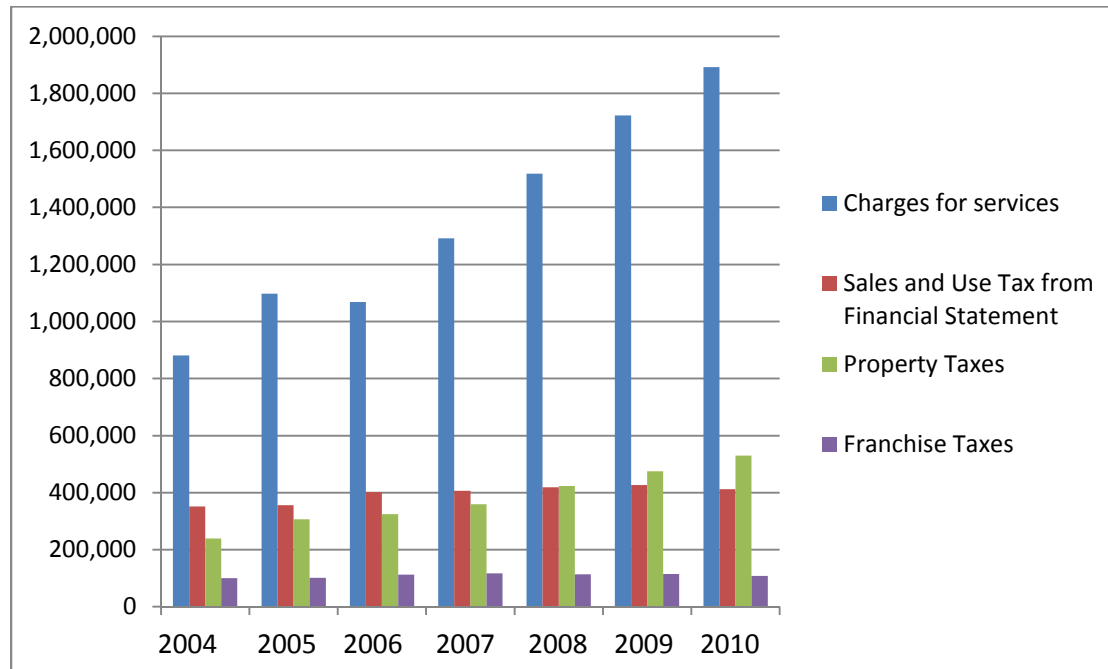


Figure 20: Total City Revenue 2004 – 2010

Revenue								
	User / Utility Fees	Grants and Contributions	Sales and Use Tax from Financial Statement	Property Taxes	Franchise Taxes	Interest Income	Other	Total Revenue
2004	880,894	20,262	351,097	239,087	100,535	6,777	5,450	1,604,102
2005	1,097,693	18,558	355,892	306,275	101,502	9,720	0	1,889,640
2006	1,067,860	211,180	402,493	324,299	113,034	72,524	0	2,191,390
2007	1,291,847	0	406,336	359,739	116,992	63,007	19,025	2,256,946
2008	1,518,320	39,612	418,480	423,354	113,308	34,943	7,800	2,555,817
2009	1,722,492	0	426,793	474,557	114,322	29,107	0	2,767,271
2010	1,891,253	0	412,565	529,645	108,648	15,785	0	2,957,896

### Municipal Expenses

Expenditures for Water and Sewer, General Government, and Public Safety are all proportionate and make up the top 3 expenses for the City.

Figure 21: Total City Expenses 2004 – 2010

Expenses								
Year	General Government	Public Safety	Env. And Public Service	Highways and streets	Parks and Recreation	Interest	Water and Sewer	Total Expenses
2004	291,636	331,522	69,519	105,963	58,823	5,631	584,191	1,447,285
2005	264,974	337,950	69,098	103,821	51,198	8,098	581,445	1,416,584
2006	299,538	374,228	81,017	99,157	88,529	1,543	661,045	1,605,057
2007	371,761	446,591	95,834	147,696	92,577	7,520	694,509	1,856,488
2008	641,761	542,741	85,637	157,669	109,117	11,942	698,597	2,247,464
2009	671,900	655,090	95,359	174,099	105,570	11,698	717,378	2,431,094
2010	850,767	717,716	86,971	226,626	128,943	10,934	881,988	2,903,945

Figure 22: 2010 Distribution of Expenses

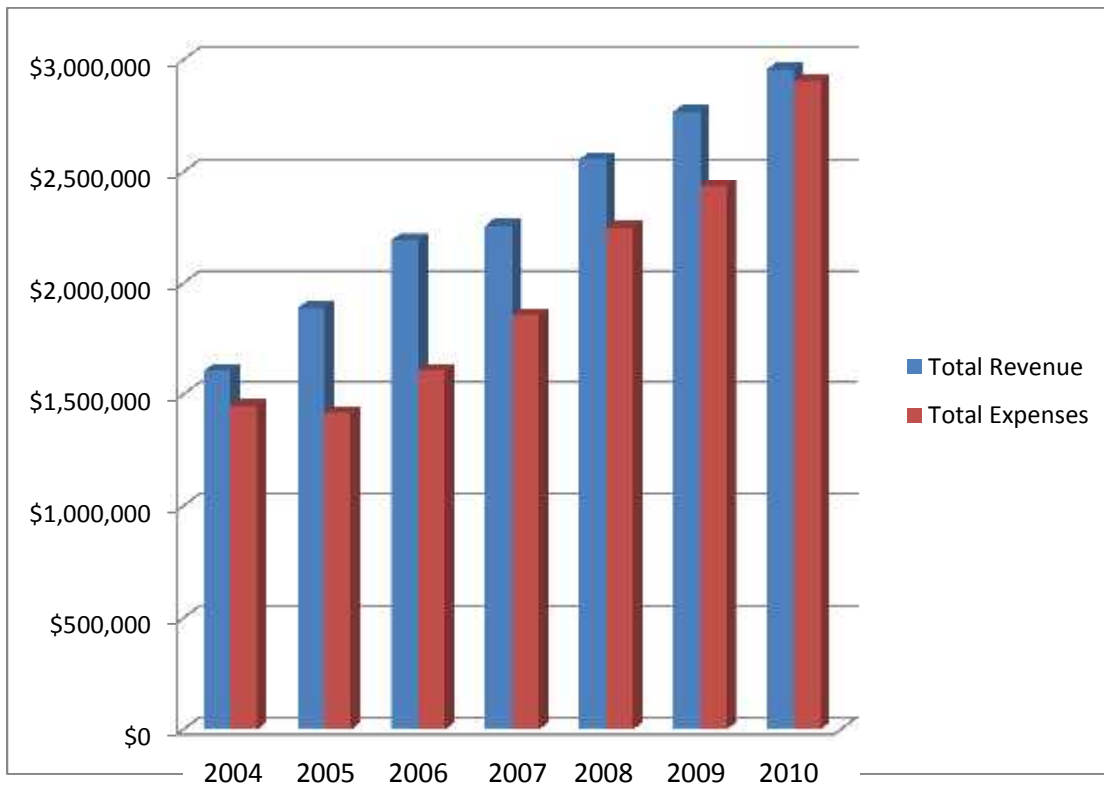
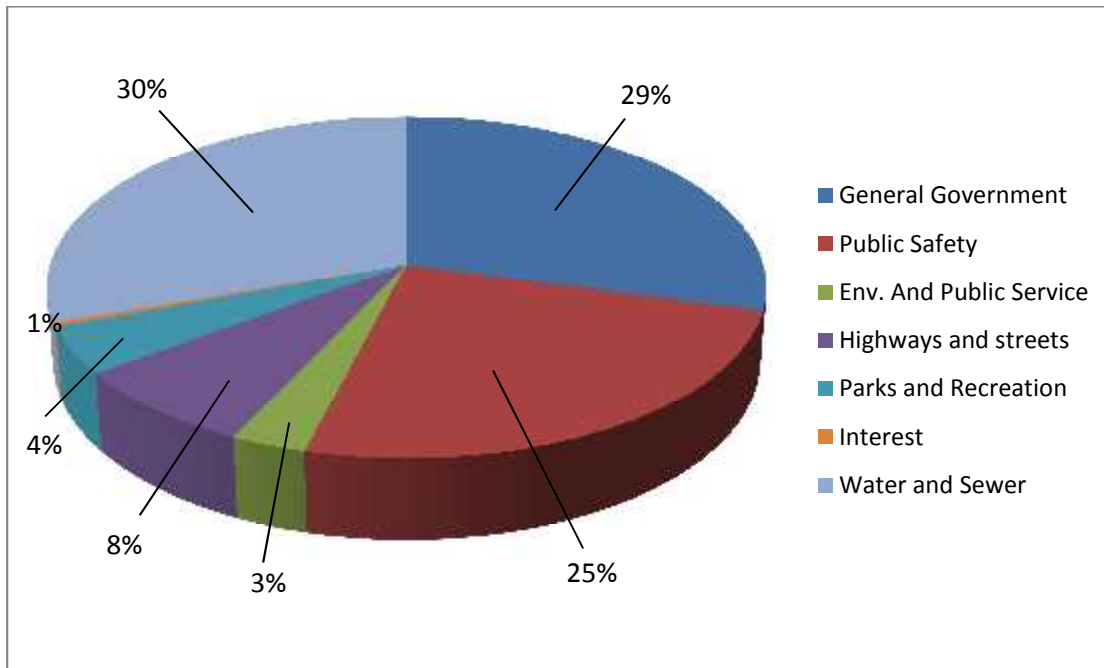


Figure 23: Total Revenue Compared to Total Expenses – 2004 to 2010

## *Quality of Place*

Chandler's quality of life characteristics are parallel to their city brand, "City with a Heart". Volunteer opportunities abound for people of all ages – Volunteer Fire Department, Keep Chandler Beautiful, Youth 4H, citywide festivals, Little League, Chandler Library, city and county boards and school activities are a few examples. Residents find fulfillment in promoting their city and helping their neighbor.

Chandler is a "clean" city where one rarely sees any trash or rubbish on the streets. The city contracts with a private business for trash pickup and destruction of unsightly buildings. By having a formal program for garbage disposal and demolition of old, rundown buildings, the city is able to maintain its clean image.

People move to and live in Chandler for a number of reasons. Access to health care, ability to work and raise a family, low crime rate and availability of recreational activities are primary characteristics people consider in choosing a place to live. Chandler has all of these and more.

### **Health Care**

The East Texas Medical Center (ETMC) clinic facility in Chandler opened in 2004. It is the eighth satellite clinic within the ETMC system. The Physicians clinic has two physicians on staff which provide primary health care service to people of all ages. The ETMC Home Health Care covers the Chandler area. Located adjacent to the ETMC First Physicians Clinic, the Fitness Center offers physical therapy, cardiopulmonary rehabilitation, health screenings and health assessments, personal exercise prescription, fitness orientations, annual community health fairs, aquatic classes in the rehabilitation pool, a full line of strength training equipment, and more than 20 pieces of cardiovascular workout equipment including treadmills and exercise bikes. The Fitness Center is open Monday through Saturday, with early morning and evening hours during the weekdays. The Center employs three exercise technicians and two aquatics instructors. Lastly, in coordination with the Volunteer Fire Department, ETMC provides an ambulance and EMT 24 hours a day.

Trinity Mother Frances Medical Clinic is part of the Trinity Mother Frances family. In addition to primary care, the clinic in Chandler provides on-site radiology services, full laboratory facilities, immunizations and injections, and wound care.

For the older or disabled population, the 90 bed Chandler Nursing Center provides full time nursing care to its residents.

Chandler residents are comforted by the fact that three large hospitals are only a few miles away should they need emergency or specialized care. Hospitals in Tyler include East Texas Medical Center, Trinity Mother Frances Hospital and The University of Texas Health Science Center. These three hospitals provide over 1000 beds.

## Police Services

The Chandler police department has eight full time officers and two reserve officers. Citizens feel safe in the community and are proud of their very low crime rate. The crimes investigated are not unusual for communities in rural areas – traffic accidents, criminal mischief, identify theft, loose livestock, burglaries, loud noises and a few calls related to drugs and alcohol. The police chief reported 3,936 contacts were made in 2009. The city's last homicide was over 30 years ago. Quality of life characteristics most commonly reported by residents interviewed in Chandler were the safe environment in which to live and raise a family and the presence of active law enforcement personnel.

## Fire Protection

A very active and organized volunteer fire department responds to emergency calls with out-the-door response time within four minutes or less of the call. The organization has agreements with surrounding fire departments to ensure coverage of the whole county. With the 24 hour EMT and ambulance provided by the East Texas Medical Center, the Fire Department can respond to or assist with many emergencies.

## Library

The Chandler Public Library serves the eastern part of the county and has over 4000 patrons. Its prominent location on the main highway and hours of operation allow visitors easy access to the thousands of books and resources.

## Recreational Activities

Lake Palestine is located south of Chandler and offers fishing, competitions, water sports, camping sites, marina docks, restaurants, and more. The Neches River is the main source for this 25,000 acre manmade lake. Various waterfowl inhabit this area and during the cooler season it becomes home to many migratory species. Duck hunting is a popular sport at Lake Palestine.

Chandler has several parks which have been enhanced over the past years. The city owned Winchester Park has recently installed new playground equipment, lights, and upgraded the four baseball fields and concession stand. The park has a walking track with exercise stations. The park provides the community a fun, safe meeting place to enjoy the outdoors and annual festivals with family and friends. Baseball and softball tournaments are held throughout the year bringing many teams from nearby communities. The city purchased land adjacent to the park and completed a park plan for the area. McCain Memorial Park, a widely viewed area upon entering the city from the west, was recently renovated by the Keep Chandler Beautiful volunteer organization. The attractive park is complete with picnic benches and walking path.