

DECEMBER 6, 2017

TOWN COUNCIL MEETING

Those present:

Jim Smith	Carrie Mugford	Anne Myers	David Fenker
Allen Miracle	Jim Kirk	Steve Shumaker	McKenzie Klemann
Tom Dale	Matt Mize	Mike Koch	Tenille Zartman
Laura Rager	Cam Kissinger	Al Schlitt	Jeff Hersha
Chalmer Tobias	Craig Walters	Andy Zay	Jeff Thornburgh
Adam Penrod	Aaron Popplewell	Kurt Kamholz	

Those absent: None. A quorum was attained.

The regular December meeting of the North Manchester Town Council was held at the Public Safety Building, 709 W. Main Street, North Manchester, Indiana, on December 6th, 2017, at 7:00 p.m., pursuant to notice duly given in accordance with the rules of the Council. The meeting was called to order by council president, Jim Smith, who presided.

MINUTES

Minutes of the 10/30/17 and 11/16/17 works sessions and 11/1/17 regular meeting were presented for approval. Motion to approve the minutes as presented: Rager/Tobias. Motion passes unanimously.

VISITOR COMMENTS

None

UNFINISHED BUSINESS

1. Consideration of 2018 Salary Ordinance, GO #8, Second Reading – Clerk-Treasurer Carrie Mugford read general ordinance #8 by title only. Motion to approve the 2018 salary ordinance on second reading: Rager/Miracle. Third reading will be at the second December meeting.

NEW BUSINESS

1. Consideration of Rezoning, Special Ordinance #2, 2017 – Building Commissioner Steve Shumaker gave a short history of the building at 400 Beckley Street. In 2011 Crossroads bank requested the building be changed from limited industrial to business general in hopes that it would help sell the building. The building did sell and existed as business general until now. A new business (PreMedTech) has purchased the building and would like to have it reverted back to limited industrial. Shumaker stated that the plan commission met on November 27 and voted to recommend rezoning 400 Beckley from BG to LI. Shumaker noted that the surrounding property is also limited industrial. Motion to approve the rezoning request: Miracle/Rager. Motion passes unanimously.

2. Consideration of Tax Abatement for PreMedTech, Resolution #5, 2017 – Town Manager Adam Penrod introduced Jeff Thornburgh and Kurt Kamholz as owners of Precision Medical Technologies. Penrod welcomed Thornburgh and Kamholz to the community and expressed gratitude for their interest in expanding their business in North Manchester. Penrod noted that he has been working with PreMedTech since May and they have been very professional. Tenille Zartman of Grow Wabash County requested council consider tax abatement for the new improvements being made at the facility. Zartman asked Thornburgh and Kamholz to describe

their business. Thornburgh stated that they have developed a niche in orthopedic instrumentation. PreMedTech is working toward a disposable line of single use orthopedic tools for ambulatory surgical centers. The business is privately owned and thrifty which makes their product more affordable. Thornburgh expressed that they are pleased with the workforce available in Wabash County and enthused to be locating in North Manchester. The plan is to invest \$5,000,000 in equipment and hire 65 employees over the next 3 years. The expectation is to start production in the building by March 1, 2018. Zartman explained the details of the tax abatement application. The application is for \$4,000,000 in new equipment and \$350,000 in building improvements which should add 60 jobs with an anticipated payroll of \$2,700,000. This averages out to about \$45,000 per year per employee. Zartman stated that this abatement request scored 73 on the county scoring sheet. It takes a minimum of 40 points to be eligible for 10 year abatement. Council President Jim Smith thanked everyone involved in this project for the hard work in making this happen. Smith specifically thanked Thornburgh and Kamholz for bringing the latest division of their business to North Manchester. Smith gave a special kudos to Town Manager Adam Penrod for the fantastic job coordinating with the county, business owners, and land and building owners. Motion to approve resolution #5 granting ten year tax abatement to PreMedTech: Rager/Dale. Motion passes unanimously. Smith introduced Indiana Senator Andy Zay who was in attendance. Zay thanked PreMedTech for their investment in the small town of North Manchester and welcomed them to the community.

3. Bid Opening for Wastewater LTCP Project #8 – Clerk-Treasurer Carrie Mugford stated that four bids were received on time at town hall. Penrod explained that long term control plan project #8 will continue to alleviate combined sewer overflow events during heavy rains. This project will affect five blocks on Mill Street north of Sixth Street. The bids were as follows in no particular order:

Ironclad Excavating – \$571,838, bid is in order.

SC Case Excavating LLC - \$736,706.50, bid is in order.

Atlas Excavating, Inc. - \$890,334, bid is in order

Bercot, Inc. - \$576,917, bid is in order

Adam Penrod, Aaron Popplewell and Matt Mize will review the bids and bring a recommendation to the next council meeting. All bids are available for review at town hall.

4. Presentation by Wabash County Animal Shelter – No one appeared at the meeting representing the animal shelter. The presentation will be postponed till January.

DEPARTMENTAL & COMMISSION REPORTS

Appointments – None.

Police Dept. – Report included in packet. Police Chief Jim Kirk reported that the department received a \$5,000 grant to pay for overtime worked by the officers.

Fire Dept. – Fire Chief Cam Kissinger reported that truck #601 has had a few minor issues but is fixed and operational.

Code Enforcement – Report included in packet.

Plan Commission – Building Commissioner Steve Shumaker reported that Plan Commission did meet on November 27th to consider two issues. Planning will meet again on December 18 at 6:00 and 6:30 for BZA. On the agenda will be consideration of special use for a building in town.

Board of Zoning Appeals – Will meet later in December

Traffic Commission – Did not meet.

Parks & Recreation – Report included in packet.

Town Life Center – Report included in packet.

Tree Advisory – Did not meet.

Grow Wabash County – Tennille Zartman gave an update on Workforce Development. A second round of classes is beginning soon for welding, CNC operation and machine maintenance. A third round of co-starters will begin in January. The leadership development class has 37 participants in this session. Zartman commented that the class is fortunate to have Jim Smith as the facilitator.

RDC – Will meet later in December.

Medcor – Did not meet.

Solid Waste – Nothing to report.

Storm Water Board – Adam Penrod reported that the board met and approved the docket. The board also agreed to pay for half the expenses for leaf pick up this year.

Public Works – Reports submitted in packet. Wastewater Superintendent Aaron Popplewell reported that the new sewer vac won't be ready till April 1, 2018.

TOWN MANAGER'S REPORT

Town Manager Adam Penrod reported that he has received a new pro forma for the housing development. The Redevelopment Commission will be meeting with the potential developer in December. Penrod is trying to coordinate that meeting before Christmas. The numbers look favorable.

The canoe launch should be removed from the river next Wednesday with help from employees of multiple departments.

Penrod commented that this year has seen great participation from the community for the downtown Christmas decorations. Penrod thanked everyone involved. Councilmember Laura Rager pointed out that the decorations in the downtown pots were created by park maintenance employees from recycled materials. Smith confirmed that he has heard lots of good comments about how festive downtown looks.

CLERK-TREASURER'S REPORT

1. Financial Reports – Approved subject to audit.
2. Claims - The Town claim docket totaling \$444,800.64 and the Public Works docket totaling \$223,618.74 were submitted for payment. Motion to pay our bills: Tobias/Rager. Motion carried by unanimous voice vote of members present.
3. Annual Elected Official Nepotism, Contract Certifications – CT Mugford asked council to sign the annual certifications stating that each elected official is abiding by the rule to neither supervise or contract with a direct relative. These signed papers will be stored with other annual declarations in the event the town is ever audited again.

4. 2017 Utility Write-Offs – Mugford provided a list of utility account write-offs for 2017. This year the list is blank, no write-offs required. Mugford enthusiastically thanked the Department of Public Works for their diligence in not allowing utility accounts to become delinquent.
5. Reminder: The next council meeting is December 20th at 5:30.

VISITOR COMMENTS

None

COUNCIL COMMENTS

Councilmember Tom Dale commented that he is looking forward to working with PreMedTech in the coming years.

Meeting adjourned at 7:31 p.m.

TOWN COUNCIL, TOWN OF N. MANCHESTER

Jim Smith, President

Laura Rager, Vice-President

Tom Dale

Allen Miracle

Chalmer Tobias

ATTEST:

Carrie Mugford, Clerk-Treasurer