

JUNE 6, 2018

TOWN COUNCIL MEETING

Those present:

Chalmer Tobias	Matt Mize	Steve Shumaker	David Fenker
Jim Smith	Jim Kirk	Anne Myers	Kent Coble
Tom Dale	Jennifer Hotchkiss	Ben Vineyard	Alex Knollenberg
Allen Miracle	Cam Kissinger	Andy Buroker	Dan Krouse
Adam Penrod	Craig Walters	David Grant	Sam Krouse
Carrie Mugford	Aaron Popplewell	Sam Knight	

Those absent: Laura Rager. A quorum was attained.

The June meeting of the North Manchester Town Council was held at the Public Safety Building, 709 W. Main Street, North Manchester, Indiana, on June 6, 2018 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 Chalmer Tobias, who presided.

MINUTES

Minutes of the 05/18/18 work session and 5/2/18 regular meeting were presented for approval. Motion to approve the minutes as presented: Smith/Miracle. Motion passes unanimously.

VISITOR COMMENTS

None.

UNFINISHED BUSINESS

1. Strauss Veal Feeds Zoning Change – GO#2, 2018. Council President Chalmer Tobias introduced general ordinance #2, 2018, an ordinance amending the zoning ordinance to change the land at the corner of West Fourth Street and Strauss Provimi Road from residential multifamily high density to limited industrial. Clerk-Treasurer Carrie Mugford read GO #2 by title only. Motion to approve on second reading: Dale/Miracle. Motion passes unanimously. Motion to suspend the rules and move to third reading: Smith/Dale. Motion passes unanimously. Mugford read GO#2 by title only. Motion to approve on third reading: Miracle/Smith. Motion passes unanimously. Motion to reinstate the rules: Dale/Smith. Motion passes unanimously. Tobias explained that the ordinance was passed on third reading at this meeting to facilitate construction during better weather.

NEW BUSINESS

1. Introduction of Enhanced Smoking Ban Ordinance – GO#3, 2018, Tobias introduced general ordinance #3, 2018, an enhanced smoking ban ordinance. The ordinance was read by title only due to the length of the ordinance. Copies of the entire ordinance were made available at the meeting and at town hall during normal business hours. Motion to approve on first reading: Smith/Dale. Councilmember Jim Smith remarked that this is a reasonable ordinance that does enhance current state law. The ordinance is well written and Smith expressed appreciation to Wabash Tobacco Free Coalition for the assistance in writing it. Tobias expressed his appreciation for the collaborative effort between the Coalition and local businesses. Councilmember Tom Dale thanked Councilmember Allen Miracle for the effort made talking to businesses and explaining the ordinance. Dale noted that responses to the ordinance were

positive. The biggest changes will be enhancing the amount of no smoking room in front of businesses from 8 to 15 feet and making festivals smoke free. Dale remarked that this is a very positive move for North Manchester. Miracle thanked the local Tobacco Free Coalition, noting the work wouldn't have been done without them. Motion passes unanimously on first reading.

2. Open 2018 Asphalt Bids – Town Attorney Matt Mize opened the asphalt bid received on time at town hall from Gaunt & Son Asphalt. The bid is complete and all the proper forms are included. The bid is as follows: 500 tons of 12.5 mm binder \$65.75 per ton, \$70.35 per ton of surface, and \$3.50 per gallon of AE tack coat. Motion to take the bid under advisement: Smith/Miracle. Motion passes unanimously. After review by Town Manager Adam Penrod and Street Superintendent Craig Walters, a recommendation will be brought to the next council meeting.

3. Public Hearing on Disposal of Former MELC Building – Town Manager Penrod explained that the town has determined that it doesn't need the old Manchester Early Learning Center building any longer. The building will be sold at auction to the highest bidder in two weeks. Tonight's public hearing is to satisfy state statute and part of the disposal process. Attorney Mize explained the importance of passing the accompanying resolution to allow the building to sell for lower than the notice to bidder which is the average of two recent appraisals. The building has become a burden to the town and its sale will be used for economic development as well as put the building back on the tax rolls. Tobias opened the public hearing. No comment was made. The public hearing was closed.

4. Authorization to Sell Real Property, Resolution #4, 2018 – Clerk-Treasurer Mugford read resolution #4 verbatim. No further discussion. Motion to approve resolution #4: Miracle/Dale. Motion passes unanimously.

5. Discussion of New Loader Purchase for MVH, Resolution #3, 2018 – Town Manager Penrod explained that pay loader at the street department was purchased in 1996. The machine has served its purpose and now is a good time to trade it in and buy a new one. The pay loader is starting to require some repairs. Penrod stated that he has had numerous conversations with Street Superintendent Walters and they would like to purchase through the INDOT procurement process. Walters suggested adding a grapple bucket to help with storm cleanup. Penrod stated that this resolution is authorizing a special purchase by piggy-backing on the state bid process. Mugford read resolution #3, 2018, verbatim. Motion to approve: Dale/Smith. Motion passes unanimously.

6. Public Hearing on Proposed Midwest Poultry Voluntary Annexation – President Tobias opened the public hearing. Attorney Andy Buroker presented a drawing of the proposed building to house Midwest Poultry central offices. Buroker respectfully requested annexation of the outlined area in order to relocate Midwest Poultry headquarters from Mentone to North Manchester. This is a super annexation because 100% of land owners want the annexation to occur. MPS is requesting the eastern tract of land be annexed in order to comply with 1/8th statute for contiguity. A new tract will then be created by combining with the tract already in town limits. MPS would like to start construction in September. Sam Krouse spoke to council and conveyed how North Manchester is very important to his families business. Sam Krouse and Dan Krouse are the 6th generation to help run the business. Midwest Poultry has invested 100 million dollars in the county over the last several years and this new office will be an additional 4 million dollar investment. The headquarters will come with 27 employees and will create 5-7 new jobs in the future. Miracle asked why MPS is seeking annexation. Sam simply stated "it is the aesthetics over the river". Sam noted that without annexation the new building would sit in two different governing areas and it is better to deal with one municipality. Sam also commented that this is an

emotional decision because they want to be in North Manchester. Dale observed that the building will have a beautiful view. Buroker noted his thanks for all the help from the town staff as this process is navigated. Tobias thanked the Krouse's for coming to the meeting and speaking to council. No further public comment was offered. The public hearing was closed.

7. Proposed Midwest Poultry Voluntary Annexation – Ordinance#4, 2018. Clerk-Treasurer Mugford read general ordinance #4, 2018, verbatim. Motion to approve GO #4 on first reading: Smith/Dale. Motion passes unanimously.

DEPARTMENTAL & COMMISSION REPORTS

Appointments – None at this time.

Police Dept. – Report included in packet. Police Chief Jim Kirk reported that Tyler Duncan graduated from Indiana Law Enforcement Academy and is working the road for the department. The officers participated in an active shooter training at the University. Manchester Community Schools has not been able to find a school resource officer. The plan now is to have NMPD officers work at the schools when they are off duty. This will provide SRO services to the schools and extra pay for the officers. Kirk reported that Manchester Main Street has requested closure of the Eel River Gardens parking lot from noon on September 7 until 7:00 pm on September 8. This will be the 6th annual Eel River Arts Festival.

Fire Dept. – Report included in packet. Fire Chief Cam Kissinger reported that the annual fireworks display will be July 4th at the University. Kissinger requested approval to add Cory Thomas as relief driver for the department. This is not an additional employee, Thomas will cover shifts when a regular driver is off. Approval by consensus.

Code Enforcement – Report included in packet.

Plan Commission – Building Commissioner Steve Shumaker stated that Plan Commission will meet June 25th. Several items are on the agenda to be considered: rezoning request by Midwest Poultry, a lot division request that requires a variance, and an alley closure request.

Board of Zoning Appeals – Nothing more to add.

Traffic Commission – Did not meet

Parks & Recreation – Parks and Recreation Director Jennifer Hotchkiss reported that Ogan's Landing ribbon cutting was held earlier in the day. The event receive very good press and lots of people attended. There will be a meeting June 15 to discuss the roof over the pool that is separating. This will be a big meeting with several interested parties being involved including the engineer, the builder, and the insurance company. Hotchkiss hopes everyone will be on the same page with the roof delamination and it will lead to a quick resolution of the problem. Summer camp is averaging 23 kids per day. The maintenance crew has been doing lots of mowing.

Town Life Center – No report. TLC Director Anne Myers stated that summer is going well so far. Rentals are slow in warmer weather because the gym has no air-conditioning.

Tree Advisory – Report included in packet.

Grow Wabash County – Nothing to add

RDC – Did not meet. Penrod noted that the RDC will meet later in June.

Medcor – Did not meet.

Solid Waste – Nothing to add. Councilmember Dale passed around a proposed recycling drop off site drawing for Wabash. The Solid Waste board is hopeful that the new location and video cameras will help reduce drop site contamination issues. Dale noted that landfill fees have been up 15-20%. The Solid Waste Director has found a new vendor to take electronics which should decrease costs.

Storm Water Board – Penrod reported that the storm water board met and approved the docket. The board also approved a request to improve the clarifiers at the wastewater plant and have storm water pay for it. Wastewater Superintendent Aaron Popplewell is getting quotes for the project.

Public Works – Reports submitted in packet.

TOWN MANAGER'S REPORT

Town Manager Adam Penrod reported that he met with the housing development engineer at the Wabash County Courthouse to discuss a storm water plan. Penrod noted that IDEM has received the notice of intent to extend sewer for the housing development. The water extension notice is coming. These are positive steps forward. Sewer permitting usually takes 6-8 weeks through the state. Penrod stated that the developer is shooting to start dirt work at the end of July or early August. The developer is asking the excavator for tighter numbers to help determine a realistic pro forma document.

Penrod stated there will be an auction June 18 at the street barn. Excess equipment and the old MELC building will be auctioned off. The auction for equipment begins at 5:30 and at 6:30 bidding will begin on the building.

Penrod noted that final engineering should be done on the 1100 N project in the next couple of weeks. Community Crossings grant applications will be taken in August and awarded in November this year. Construction will be next year for this year's awards. Also, the state is offering two award periods next year. Penrod plans to apply for the next two rounds.

CLERK-TREASURER'S REPORT

1. Financial Reports – Approved subject to audit.
2. Claims - The Town claim docket totaling \$377,924.11 and the Public Works docket totaling \$148,741.45 were submitted for payment. Motion to pay our bills: Smith/Miracle. Motion carried by unanimous voice vote of members present.
3. Budget Discussions – The council will meet June 19 at 4:00 at the Public Safety Building to discuss 2019 budgets with department heads.

VISITOR COMMENTS

None

COUNCIL COMMENTS

Jim Smith acknowledged the opening of Ogan's Landing was really well done. Smith thanked those involved in putting on the event.

Meeting adjourned at 7:48 p.m.

TOWN COUNCIL, TOWN OF N. MANCHESTER

Chalmer Tobias, President

Laura Rager, Vice-President

Tom Dale

Allen Miracle

Jim Smith

ATTEST:

Carrie Mugford, Clerk-Treasurer