

NOVEMBER 3, 2021

TOWN COUNCIL MEETING

Those present:

Allen Miracle	Adam Penrod	Cam Kissinger	Eric Christiansen
Jim Smith	Carrie Mugford	Wayne Robison	Mackenzi Klemann
Laura Rager	Jim Kirk	Rick Sereno	Rob Burgess
Tom Dale	Craig Walters	Keith Gillenwater	Phyllis Vehnekamp
Gary Montel	Dave McVicker	Jeff Hersha	Deb Chalk
			Jerry Egolf

Those absent: None. A quorum was attained.

The November meeting of the North Manchester Town Council was held at the Public Safety Building, 709 W Main Street, on November 3, 2021, 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, Allen Miracle, who presided.

MINUTES

Minutes of the 09/29/21 special meeting and 10/13/21 regular meeting were presented for approval. Motion to approve the minutes as presented: Rager/Dale. Motion passes unanimously.

VISITOR COMMENTS

Phyllis Vehnekamp, 1100 W Fourth Street, Lot 25, notified council that she is upset about multiple high water bills at her home. Vehnekamp stated that the water utility employees have been to her home multiple times and haven't found the problem. Council President Allen Miracle stated that he is aware that Vehnekamp has been talking to the utility office and the town manager. At this point the water department is doing what they can to assist in locating the problem. Miracle asked Vehnekamp to continue to stay in contact with the town manager.

Grow Wabash County CEO Keith Gillenwater introduced Wayne Robison, new owner of Intertech Products Inc. Also in attendance is Rick Sereno, president of former Oji Intertech and the new Intertech Products. Robison thanked the council for the opportunity to come and speak. Robison spoke of growing up in North Manchester and his deep roots in town. Robison was the oldest of 9 children and his parents still live in town. His father and daughter have both served as professors at the University. Robison explained that the purchase and transition has taken 9 months, but he considers it a wonderful experience to own a thriving business in his home town. Robison thanked everyone for their participation in getting the transition completed and expressed his appreciation for the council's willingness to get some old zoning issues cleaned up. The goal is to double business in the next five years by adding new lines and expanding the products offered. Robison believes the town has the labor force needed to grow and sustain operations for years. Miracle appreciates Robison believing in North Manchester and doing business here. Council Member Jim Smith echoed Miracle's comments and noted that it is good to see the company locally owned. Robison believes that it is critical to keep the existing management team in place. President Rick Sereno has done a great job of creating a productive work culture in the facility. Sereno mentioned that the local connection has kept employees at ease through the transition. Sereno also thanked the council for their support over the years saying that a healthy community has helped keep the business strong. Miracle commented that the council is trying to grow the community with new housing, good schools, and strong

businesses. The council is excited about the potential growth of the Intertech and appreciates the willingness to work with the community. Sereno explained that Intertech is trying to build an employee pipeline with the schools by agreeing to help with college expenses as a benefit of employment. That relationship is growing. The middle school recently toured the facility and spoke about manufacturing jobs and the local economy. Sereno stated that they talk to the kids about working while going to school versus going to college and graduating with debt. Robison reinforced that Intertech is passionate about cross collaboration with the schools and the community. Our workforce is aging and we have to take steps now to combat that. Miracle thanked Robison and looks forward to working with him in the future.

UNFINISHED BUSINESS

1. Capital Asset Capitalization Policy, GO#5, 2021 – Second Reading – Clerk-Treasurer Carrie Mugford read general ordinance #5 by title only. Mugford stated that Ron Heller has been gathering information to complete the capital asset list for the town. Motion to approve GO#5 on second reading: Rager/Montel. Motion passes unanimously.

NEW BUSINESS

1. Public Hearing for Additional Appropriations of Home Ruled Funds – Clerk-Treasurer Mugford opened the public hearing for 2021 additional appropriations. Hearing no comments, the public hearing was closed.

2. Additional Appropriation Resolution #3, 2021 – Clerk-Treasurer Mugford explained that the public hearing for the 2021 additional appropriations was not properly advertised before last month's meeting. Tonight's public hearing has been properly advertised in the News Journal. Mugford stated that the additional appropriation resolution before council tonight has no changes from the one last month and requested consideration of it. Mugford read resolution #3, 2021, verbatim. Motion to approve 2021 additional appropriations: Smith/Rager. Motion passes unanimously.

3. Public Hearing for Alley Vacation – Town Manager Penrod explained that the Plan Commission heard the request for the alley vacation and recommends approval by the council. This alley is located between 802 W Third Street and 806 W Third Street. The public hearing was opened. Hearing no comments, the public hearing was closed.

4. Alley Vacation, GO#6, 2021 – Building Commissioner Dave McVicker gave a brief history of the alley vacation process to this point. Property owners Michael Walton and Grant Miller filed the petition for vacation on August 4, 2021. The Plan Commission considered the vacation at their regularly scheduled meeting held August 23, 2021. The vacation was properly advertised and abutting property owners were notified. The Plan Commission recommends approving the vacation. Mugford read general ordinance #6 verbatim. Motion to approve GO#6 on first reading: Rager/Montel. Motion passes unanimously.

5. Approve Jones & Henry Engineering Preliminary Engineering Report Contract for the Water and Wastewater Utilities – President Miracle stated that Penrod and the water and wastewater superintendents have been working with Jones and Henry Engineering to establish the condition and needs of each utility. With the initial work completed, the next step is to have a preliminary engineering report done. Penrod explained that a PER is required to apply for loan or grants and is the first step to determining priorities and appropriate funding. Jeff Hersha, Jones and Henry, commented that it has been a long time since the wastewater plant was upgraded. The water plant is still fairly new having been built in 2010. The proposed contract is \$65,000 to complete a PER for both utilities. Hersha estimates a six-month time line for completion of both documents.

The council should be able to review the report in March. Motion to approve the Jones and Henry contract as presented not to exceed \$65,000: Rager/Dale. Motion passes unanimously.

6. 2022 Salary Ordinance, GO #7 – Clerk-Treasurer Mugford read the general ordinance #7, the 2022 ordinance of salaries and wages, verbatim. Mugford explained that the ordinance was written with a 3% increase for all employee salary and wages. Benefits and schedules have not changed significantly over the prior year. Motion to approve GO#7 on first reading: Rager/Smith. Motion passes unanimously.

DEPARTMENTAL & COMMISSION REPORTS

Appointments – See Schedule

Police Dept. – Report included in packet. Police Chief Jim Kirk reported that the public safety trunk or treat, held in conjunction with the parks department event, was fairly well attended. Kirk feels there would have been more kids if the event was held on Halloween. Kirk commented that the department will be doing tours for county elementary kids this week.

Fire Dept. – Report included in packet.

Code Enforcement – Report included in packet.

Plan Commission –

Board of Zoning Appeals –

Traffic Commission – Did not meet

Parks & Recreation – Report included in packet.

Town Life Center –

Tree Advisory – Minutes included in packet.

Grow Wabash County –

Redevelopment Commission – Did not meet.

MEDCOR – Did not meet.

Solid Waste –

Storm Water Board –

Public Works – Reports included in packet. Street Superintendent Craig Walters commented that leaves are coming down and fall leaf pickup will begin soon.

TOWN MANAGER'S REPORT

Town Manager Adam Penrod reported that the six homes built in Chester Heights are occupied. In fourteen months, six homes have been built and occupied which exceeds the estimate provided by Ideal Homes. Penrod is excited by the momentum in the local housing market and stated that the only limit on growing the housing addition is how fast the homes can be built. All

six new families are from out of town. Manchester is growing and attracting new residents. Penrod commented that the project took many years to get to this point but the efforts of the Redevelopment Commission are coming to fruition. A 1.6-mile trail around the housing addition land has made it through the permitting process. The plan is to put the project out for bids over the winter and start construction in the spring.

Penrod reported that Gaunt & Son Asphalt has not yet started the Community Crossing Matching Grant street work. Gaunt hopes to start concrete work in another couple weeks.

Penrod will attend a meeting on Monday (11/08/21) to talk to INDOT about reconstructing the State Road 114 bridge over the Eel River in 2024. There is a water main hanging under the bridge that will have to be moved before the project can begin.

Penrod reported that the South Mill Street pavilion focus group held a meeting. Zach Benedict and MKS were present to discuss design and hear what features are wanted by the community. Penrod hasn't heard yet if the town will receive funds from the Readi grant. The small pavilion at Ogan's Landing is complete and picnic tables are moved in.

Miracle commented that there are lots of projects going on and the council wants to keep the public informed. Miracle encourage residents to contact Penrod for questions and updates about current projects.

CLERK-TREASURER'S REPORT

1. Financial Reports – Approved subject to audit.

2. Claims - The Town claim docket totaling \$350,421.64 and the Public Works docket totaling \$190,100.32 were submitted for payment. Motion to pay our obligations: Rager/Dale. Motion carried by unanimous voice vote of members present. Jim Smith abstained.

VISITOR COMMENTS

None.

COUNCIL COMMENTS

None.

Meeting adjourned at 7:40 pm.

TOWN COUNCIL, TOWN OF N. MANCHESTER

Allen Miracle, President

Jim Smith, Vice-President

Tom Dale

Laura Rager

Gary Montel

ATTEST

Carrie Mugford, Clerk-Treasurer