

APRIL 10, 2019

TOWN COUNCIL MEETING

Those present:

Chalmer Tobias	Tom Dale	Jim Kirk	Eric Christiansen
Laura Rager	Adam Penrod	Aaron Popplewell	Steve Shumaker
Jim Smith	Carrie Mugford	Jennifer Hotchkiss	Keith Gillenwater
Allen Miracle	Matt Mize	Cam Kissinger	Ben Vineyard

Those absent: None. A quorum was attained.

The April meeting of the North Manchester Town Council was held at the Public Safety Building, 709 W. Main Street, North Manchester, Indiana, on April 10, 2019 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.

MINUTES

Minutes of the 03/06/19 regular meeting were presented for approval. Motion to approve: Rager/Miracle. Motion passes unanimously.

VISITOR COMMENTS

Keith Gillenwater, President & CEO of Grow Wabash County, spoke in favor of the new housing development in North Manchester. Gillenwater emphasized that having high quality housing is an important need in Wabash County. Gillenwater hopes the town council continues to move forward with this project because it is a benefit to the county as well as the town. The types of housing units proposed to be built gives the town a competitive edge in bringing new residents to town. Gillenwater acknowledged that the school system appreciates the effort to bring families to town and expressed kudos to the council for seeing through this undertaking.

UNFINISHED BUSINESS

1. Utility Ordinance Amendments, GO #1, 2019 – Third Reading. Clerk-Treasurer Carrie Mugford read general ordinance #1, 2019, by title only. Motion to approve GO#1 on third reading: Dale/Rager. Motion passes unanimously. Mugford thanked the council for passing this ordinance to clarify additional charges utilized by the Department of Public Works.

NEW BUSINESS

1. Amended RDC Agreement Ratification – Town Manager Adam Penrod stated that the Redevelopment Commission development agreement with Biggs, Inc. was removed from the agenda last month to allow more time to amend some language. The RDC has since approved the restated agreement as amended. Now the council is asked to consider ratifying the agreement to show approval of the amended development agreement. This proposed development will form 20 single family homes and 14 duplex villaminiums on 20 acres which will be donated to developer. The developer will take on the infrastructure loan which is the majority of the cost of development. The RDC has pledged some Cinergy Metronet funds, but those monies will be used as the last money in and only used if necessary. Penrod confirmed that town routinely puts money into infrastructure to spur economic development, citing examples such as PreMedTech and Midwest Poultry. Penrod stated that he is hopeful there will be excavators on site to move dirt in June or July. Penrod and the architect will meet with the Wabash County

Drainage Board on Monday to request to tie storm water runoff into the Grossnickel Ditch. At this time Penrod asked council to consider approval of the amended development agreement with Biggs, Inc. Motion to approve ratification of the agreement: Rager/Smith. Motion passes unanimously.

2. Arbor Day Proclamation – Council President Chalmer Tobias read the 2019 Arbor Day proclamation. The Tree Commission will observe Arbor Day at Manchester Intermediate School on April 26.

DEPARTMENTAL & COMMISSION REPORTS

Appointments – Councilmember Laura Rager stated that the plan commission needs to replace Amy Acree since she moved out of town. Andy Brown has agreed to fulfill her term. Motion to approve Andy Brown to the plan commission: Dale/Rager. Motion passes unanimously.

Police Dept. – Police Chief Jim Kirk reported that Ashely Frehse will be a new reserve officer for the department.

Fire Dept. – Report included in packet.

Code Enforcement – Report included in packet.

Plan Commission – Building Commissioner Steve Shumaker reported that plan commission will meet April 22 to consider a special exception request.

Board of Zoning Appeals – Report included in packet.

Traffic Commission – Did not meet.

Parks & Recreation – Park Director Jennifer Hotchkiss reported that the annual Easter egg hunt and bunny hop will be on Saturday, April 13, at Warvel Park. The pool is busy with 4th grade swimming lessons all week. Hotchkiss remarked that the building is chaotic but the kids are making great progress. Park maintenance has taken care of some issues at the Town Life Center that were concerns of the fire marshal.

Town Life Center – TLC Administrator Anne Myers will be out for a few weeks recuperating from knee replacement surgery.

Tree Advisory – Tree Advisory Commissioner Ben Vineyard reiterated that Arbor Day activities will be at MIS this year on April 26.

Grow Wabash County – Keith Gillenwater, President & CEO of Grow Wabash County, professed his love of trees. Gillenwater commented on a couple of events coming up. April 16th is a pitch competition at the Honeywell Center. This is a shark tank type program for teen entrepreneurs. There will be about 17 teams competing and the public is encouraged to attend. There is also the honor student luncheon with Indiana Supreme Court Justice Goff as the guest speaker. The Indiana Supreme Court will be at the Honeywell Center hearing oral arguments as part of their outreach program the same day as the luncheon. Justice Goff kindly agreed to speak to the group of county honor students.

RDC – Town manager Penrod reported that the Redevelopment Commission met March 13 and voted to approve the amended housing development agreement.

Medcor – Did not meet

Solid Waste – Councilmember Tom Dale reported that not much has changed at Solid Waste. Too much money going out and not enough coming in.

Storm Water Board – Wastewater Superintendent Aaron Popplewell reported that the Storm Water Board met and approved the docket.

Public Works – Town Manager Penrod reported that spring cleanup will begin April 29 on the east side of town. Downtown businesses will have dumpsters to utilize starting Friday April 26-28. Tox-a-way Day will be May 4th from 9:00-1:00 at the Street Department.

TOWN MANAGER'S REPORT

Town Manager Adam Penrod reported on the county road 1100 N project. Phend and Brown, Inc. hope to start construction by the end of May.

Penrod announced that North Manchester has been awarded a Community Crossings grant in this last round. The town will receive \$628,000 of grant funding with a match of just over \$200,000. The projects to be completed include: the south 7 blocks of Wayne Street with curbing and ADA ramps; all of Walnut Street will be milled and resurfaced and ADA ramps; Beckley Street from Ninth Street to State Road 13 will be resurfaced.

Penrod remarked that he recently attended a meeting of the Northeast Indiana Regional Partnership and heard from site selectors to learn what they are seeking in communities. Penrod also attended the AIM legislative dinner in Indianapolis where he spoke to state and local leaders.

CLERK-TREASURER'S REPORT

1. Financial Reports – Approved subject to audit.
2. Claims - The Town claim docket totaling \$387,618.31 and the Public Works docket totaling \$185,218.92 were submitted for payment. Motion to pay for our obligations: Smith/Rager. Motion carried by unanimous voice vote of members present.
3. Redevelopment Commission Report – Clerk-Treasurer Mugford presented the annual redevelopment commission financial report. Mugford explained that RDC is statutorily required to provide a financial statement to the legislative body on an annual basis. This is that report.

VISITOR COMMENTS

None.

COUNCIL COMMENTS

None.

Meeting adjourned at 7:21 pm.

TOWN COUNCIL, TOWN OF N. MANCHESTER

Chalmer Tobias, President

Laura Rager, Vice-President

Tom Dale

Allen Miracle

Jim Smith

ATTEST

Carrie Mugford, Clerk-Treasurer