

Minutes of the Manchester City Council Special Meeting and Committee of the Whole Meeting
Monday, April 1, 2024

Mayor Behnken called the special meeting to order at 5:00pm.

Roll call of members present: Bryan Gray, Linda Schmitt, Bill Scherbring, Mary Ann Poynor, Joe Dittrick.
Absent: None.

Also present: Wes Schulte, Jim Hauschild, Chad Wright, Chad Wulfekuhle, Kevin Graybill, Alison Hegland, Perry Peterson, Tim Heims, Jason Haight, Doug Foley, Jason Wenger.

Special Meeting Agenda Item - West Brook Development Agreement

City Manager Vick updated the Council on the incentive options for Wes Schulte's development following his conversations with the City's bonding attorney, noting the Council could not take formal action on an incentive until the required public hearings were held.

Wes Schulte addressed the Council regarding his plans for additional apartment complexes at his property on West Marion Street and provided the Council with a handout regarding the development. Schulte asked that the Council provide him an 85% tax abatement for 15 years, which would be comparable to the previous urban revitalization program. Schulte asked the Council for a commitment to allow him to proceed with the project.

The Council discussed the length of the incentive and the percentage, housing needs, prior incentives, infrastructure, water and sewer revenues, and incentive options. The Council agreed to continue discussion at a future meeting to allow time for the preparation of cost analysis on the alternatives.

Motion by Dittrick, seconded by Schmitt that the special meeting adjourn at 5:28pm. On call of roll: Ayes: Dittrick, Schmitt, Poynor, Scherbring, Gray. Nays: None. Motion carried.

The committee meeting began at 5:28pm.

The Council met with Adam Linden, Kluesner Sanitation, and discussed recycling concerns, the transfer station, glass and cardboard recycling, and informing the residents of options available.

Discussion was also held on the East Main Street Improvement Project, the audit report, mobile food vendors, water disconnection procedures with the dispatch transition, and the police chief search. Engineering updates and department reports were given.

Motion by Schmitt, seconded by Gray that the committee meeting adjourn at 6:20pm. On call of roll: Ayes: Schmitt, Gray, Dittrick, Poynor, Scherbring. Nays: None. Motion carried.

Connie Behnken, Mayor

Attest:

Erin Learn, City Clerk