Town of Manchester
August 11, 2026

The Mayor and Council of the Town of Manchester met in person on the above date. Those in attendance were Ryan Nazelrod, Steve Miller, Jenn Miller, Vince Pacelli, Chris Cuneo, Chief Hess, Matt Leister and Kelly Baldwin.

Ms. Miller reported that the Mayor and Council of the Town of Manchester met before the regularly scheduled Town Council meeting tonight. Those present were Steve Miller, Ryan Nazelrod, Jenn Miller, Vince Pacelli, Matt Leister and Kelly Baldwin. Mr. Miller made a motion to go into a closed meeting pursuant to General Provision Article §3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition. Ms. Miler seconded the motion. The motion passed unanimously. Discussion centered around property that was left to the Town for purposes of maintaining a bocci ball court. Mr. Cuneo made a motion to adjourn the closed meeting. Mr. Nazelrod seconded the motion. The motion passed unanimously. The meeting adjourned at 6:56pm.

The Pledge of Allegiance was recited.

Mr. Miller made a motion to approve the July 14, 2026 minutes as printed. Mr. Nazelrod seconded the motion. The motion passed unanimously.

Mr. Nazelrod made a motion to receive the June 2026 Treasurer's Report. Mr. Pacelli seconded the motion. The motion passed unanimously. Mr. Cuneo made a motion to receive the July 2026 Check Register. Mr. Miller seconded the motion. The motion passed unanimously.

Ms. Miller read the monthly Mayor's Report. Hughes Trash will collect yard waste through December 16th. Reminder to citizens to not place cans with undried paint in the trash. Paint must be completely dried with either cat litter or shredded paper. Residents were reminded to be aware of children and buses when school starts August 31st. Ms. Miller Smith thanked Cpl. Spencer Voland for his 5 years of service to the Town. Congratulations to DJ Mancha for passing the Water 3 Operator's exam. Special thanks to Delbert Green on his 30 years of service to the Town and wish him well on his upcoming retirement.

Mr. Leister gave the monthly Town Administrator and Public Works report. CDM Smith is working on the required documents needed for USDA funding. The PFAS South project is progressing. We have received a tree removal permit to prune or remove trees as needed. The American Hornbeam tree has been selected from the approved list of trees to be replanted. Code enforcement continues. Mr. Miller expressed concerns over the WWTP flows over the last 2 month after reviewing the monthly DPW report. Discussion followed. Mr. Leister will follow up with staff.

Chief Hess gave the monthly Police Report. There were three (3) Part-One crimes in July 2026. There were 181 citations and warnings issues.

Mr. Miller made a motion to approve the changes to the Facilities Maintenance Specialist job description. Mr. Nazelrod seconded the motion. The motion passed unanimously.

Mr. Pacelli made a motion to approve the street paving bid from White Pine Paving in the amount of $367,333. Mr. Nazelrod seconded the motion. The motion passed unanimously.

Mr. Miller made a motion to approve the purchase of 32 Gutterman data loggers from Exeter Supply in the amount of $42,796.80. Mr. Pacelli seconded the motion. The motion passed unanimously.

Mr. Cuneo made a motion to approve the bid from George, Miles & Buhr (GMB) to perform a PFSA North PER in the amount of $36,000. Mr. Pacelli seconded the motion. The motion passed unanimously.

Mr. Leister explained that a long-time resident of Manchester left the Town a parcel of property on Walnut Street in his will. They must be maintained as bocci ball courts. Discussion

followed regarding the logistics of easements to the other parcel, parking, etc. Mr. Steve DePalmer, son of Vince DePalmer, spoke to a realtor who said if this happened the property would be unsellable. Both Mr. DePalmer and Mr. Leister stated that it was a generous offer. Mr. Miller suggested possibly relocating the bocci ball courts to another park and erecting a plaque in his name. Mr. Miller made a motion we decline the DePalmer property and relocate the bocci ball courts in Vince DePalmer's honor and memory. Mr. Pacelli seconded the motion. The motion passed unanimously.

Council members gave committee reports.

Mr. Cuneo made a motion to adjourn the general session. Mr. Pacelli seconded the motion. The motion passed unanimously. The meeting adjourned at 7:54pm.

Respectfully submitted, Kelly J. Baldwin