

COMMON COUNCIL
JANUARY 3, 2022
6:00 P.M.

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson.

Nominations were opened for President Pro Tempore of the Council. Spencer Kingery was nominated by Cody Nelson. Without objection the nominations were closed. Spencer Kingery was duly elected President Pro Tempore of the Common Council for 2022 by a unanimous vote.

Minutes from the special meeting held on December 20, 2020, were presented for approval. Cody Nelson moved to approve. Second by Mike Isley. Motion carried. (5-0) Without objection, department head reports were incorporated by reference into the minutes.

OTHER BUSINESS

Richard Hawkins, 306 Armory Road, was invited to address Council for five minutes on the topic of speeding on Armory Road. Stating he had gotten support from the school for his concerns about speeding, Hawkins called for the installation of speed bumps and sidewalks.

Councilwoman Conner expressed opinion that speed bumps should be installed and made a motion to pursue speed bumps in at least three locations. Second by Sandra Flora expressing concern about speeding as a Council person and as a resident on Armory Road. Cody Nelson agreed that something needed to be done but felt that more thought was needed for the solution. Superintendent Lyons advised that asphalt bumps would be needed rather than speed humps that were pinned to the street and would be destroyed by snowplows. Conner asked to table the motion. Attorney Robeson indicated the motion could be amended but not tabled once it had been seconded. Sandra Flora moved to amend the motion to allow Superintendent Lyons time to research and report back to Council at the next meeting. Second by Cody Nelson. The amendment carried. (5-0) The amended motion carried. (5-0)

Mayor Werling indicated that a resident on Summit had asked to have the one-way designation rescinded. Chief McCain indicated that the road was designated one-way due to its narrowness and that two cars could not travel the road in opposite directions without one pulling over. With parking restricted to the south side of the street, there often would not be room to pull over to accommodate a passing car. The consensus of Council was to leave the status of Summit Street between US421 and Prince William Road as one-way eastbound. Superintendent Lyons was asked to check that all signage was visible.

UNFINISHED BUSINESS

Proposed Ordinance 2021-15 to set the rate for trash collection was presented for third and final reading. Cody Nelson moved to approve. Second by Mike Isley. No discussion followed. Motion carried. (4-1: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson; Nay—Gayle Conner.)

NEW BUSINESS

CF-1 forms were presented requesting Council's determination on whether the four properties involved in the Canal Commons project were in substantial compliance to receive tax abatement for 2021 payable in 2022. Mayor Werling expressed the opinion that the properties were in substantial compliance with the terms of the tax abatement. Cody Nelson moved to find the properties in compliance. Second by Sandra Flora. Councilwoman Conner raised the concern that the CF-1 forms should have been presented for approval mid-year 2021 and questioned whether the Council could act on them in 2022 for a tax abatement granted in 2021. Mayor Werling indicated that the Assessor's office had stated that the signed documents could be presented following the January 3rd, 2022, Council meeting if compliance was approved. Attorney Robeson indicated that the action was allowable stating that it might be noted in a future audit. Motion carried. (4-0-1: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson; Abstain—Gayle Conner.)

Proposed Resolution 2022-1 authorizing application and match for the 2022-1 round of Community Crossings Matching Grant program was presented for approval. Mayor Werling explained that the application deadline will be January 28. While the list of projects is not finalized, the maximum grant amount that could be requested is \$1,000,000 which would require a match of \$333,333. The resolution asked for match not to exceed that number with up to \$150,000 from MVH and up to \$183,333 from Highway Relinquishment Fund. The match commitment are contingent upon receipt of CCMG funding from INDOT. Cody Nelson moved to approve. Second by Gayle Conner. Councilwoman Conner asked if sidewalk projects would be included. Mayor Werling indicated that sidewalk projects were included when already present or during a major road reconstruction project which might add curb and sidewalks where none had existed. Motion carried. (5-0)

Proposed Resolution 2022-2 authorizing application for a community-wide bicycle and pedestrian improvement master plan was presented. Deadline for the application is January 20. No match is required for this grant from the Indiana Department of Health, Division of Nutrition and Physical Activity. Spencer Kingery moved to approve. Second by Cody Nelson. Councilwoman Conner asked if the planning grant would require that future projects be undertaken. JT Doane and Mayor Werling indicated that an advisory board would participate in the planning and that no commitment for future funding was required. The master plan would aid in prioritizing future road and sidewalk projects. Motion carried. (5-0)

Council Board Appointments

- Carroll County Area Plan Council Appointment. Sandra Flora was nominated by Cody Nelson. Without objection nominations were closed. Sandra Flora was appointed unanimously.
- Northwest Indiana Solid Waste District. Cody Nelson was nominated by Gayle Conner. Without objection nominations were closed. Cody Nelson was appointed unanimously.
- Carroll County Administrative Transportation Committee. Mike Isley was nominated by Gayle Conner. Without objection nominations were closed. Mike Isley was appointed unanimously.
- Delphi Redevelopment Commission with two Council appointments. Gayle Conner was nominated by Cody Nelson. Spencer Kingery was nominated by Sandra Flora. Without objection the nominations were closed. Conner and Kingery were appointed unanimously.

Mayor Werling announced the following appointment of Councilors to work with department heads:

- Councilwoman Conner: Streets and Parks
- Councilwoman Flora: Aviation and Fire Territory
- Councilman Isley: Wastewater
- Councilman Kingery: Water and Clerk-Treasurer
- Councilman Nelson: Police and Mayor

BOARD COMMENTS

Sandra Flora raised a question about the additional appropriation at yearend to cover attorney fees that were over the amount budgeted. Clerk-Treasurer Aldrich stated that it was a transfer, not an additional appropriation and moved funds from a similar account to cover the shortfall.

Mike Isley thanked the department heads for all that they accomplished in 2021. Isley also specifically thanked the police chief and department for keeping the city safe stating the yearend statistics speak for how busy the officers are.

PUBLIC COMMENTS

Sharon Milburn corrected the naming of Summit Street as East not North.

Richard Hawkins expressed need to add 30 mph sign near intersection entering Armory Road from US 421. Superintendent Lyons indicated that the 30 mph sign had been removed when the 20 mph when school in session signs were placed and expressed concern that adding the 30 mph sign would add confusion.

Elena Jacot asked the definition of school in session since students were present on the grounds after school and in the evenings for athletic and other events. Chief McCain indicated that the sign referred to when classes were in session.

Sharon Milburn expressed opinion that stopping cars on Armory Road was not enough; tickets needed to be issued. Chief McCain expressed his opinion that warnings were equally deterrents as tickets.

Superintendent Lyons asked for additional clarification on the area to be reviewed for speed bumps.

Councilwoman Conner expressed the need for speed bumps at least from US421 to the safe routes to school crossing.

There being no further public comment, Spencer Kingery moved to adjourn. Second by Cody Nelson. Without objection the motion carried. The meeting adjourned at 7:05 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING
JANUARY 25, 2022
6:00 P.M.

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Sandra Flora, Spencer Kingery, and Cody Nelson; Mike Isley by Zoom. Gayle Conner was absent. Attorney Justin Barbour was in attendance as were JT Doane and Debbie Lowe.

The minutes for the December 20, 2021 meeting were included in the packet and were approved by those present at the January 25th meeting. However, these had been approved previously at the January 3, 2022 meeting.

NEW BUSINESS

Mayor Werling indicated that the vote for Ordinance 2021-15 was not valid and introduced proposed Ordinance 2022-2 to set the rate for trash collection on first reading. Spencer Kingery move to approve. Second by Mike Isley. Spencer Kingery asked how billing would be impacted by passing the increase now. Clerk-Treasurer Aldrich and Mayor Werling explained that the trash collection fee was a monthly fee not based on meter readings. The increase would be on the February 1st billings and would be for the month of January. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Mayor Werling asked that the Council suspend the rules to allow passage of Ordinance 2022-2 on second and third readings on the day of introduction. Spencer Kingery asked if all council members needed to be present. Mayor Werling indicated that a quorum of the council was present and that the vote needed to be a unanimous vote of the quorum. Justin Barbour concurred. Spencer Kingery moved to suspend the rules. Second by Cody Nelson. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Spencer Kingery moved to pass Ordinance 2022-2 on second reading. Second by Cody Nelson. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Spencer Kingery moved to pass Ordinance 2022-2 on third and final reading. Second by Cody Nelson. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Proposed Ordinance 2022-3 amending Ordinance 1992-3 was presented to change the speed limit in the school zone on Armory Road from 25 m.p.h. to 20 m.p.h. Cody Nelson moved to approve Ordinance 2022-3 on first reading. Second by Sandra Flora. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Cody Nelson moved to suspend the rules to allow passage of Ordinance 2022-3 on second and third readings. Second by Spencer Kingery. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Cody Nelson moved to pass Ordinance 2022-3 on second reading. Second by Spencer Kingery. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Spencer Kingery moved to pass Ordinance 2022-3 on third and final reading. Second by Cody Nelson. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Proposed Ordinance 2022-4 to extend Seasonal Flow increases from January 1 through February 28, 2022 was introduced. Spencer Kingery moved to approve Ordinance 2022-4 on first reading. Second by Cody Nelson. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Cody Nelson moved to suspend the rules to allow passage of Ordinance 2022-4 on second and third readings. Second by Spencer Kingery. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Spencer Kingery moved to pass Ordinance 2022-4 on second reading. Second by Cody Nelson. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

Cody Nelson moved to pass Ordinance 2022-4 on third and final reading. Second by Spencer Kingery. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.)

SMALL BUSINESS RESILIENCE GRANTS ROUND IV (SBRG IV)

Only two of the Council members had completed evaluating the 31 applications submitted for SBRG IV. Cody Nelson made a motion that any applicants who had received funding in all three prior rounds would move to a second category with the top category being those who had not received prior funding or funding in one round. Mayor Werling asked Justin Barbour to advise whether grants could be awarded with only two of five councilors having ranked the applications. His advice was to postpone until the next meeting. Cody Nelson withdrew his motion. It was agreed that the SBRG IV review and awards would be postponed until the February 7th meeting. Mayor Werling outlined the schedule as follows: the Council would review and approve awards on February 7; awardee applications would be submitted to OCRA for income verification of eligibility; Council would meet before the Board of Works meeting on February 21st to make any changes needed to the awards; Clerk-Treasurer Aldrich would have two separate dockets for February 21 with the SBRG IV awards on a separate docket that could be amended if necessary based upon Council actions. Council persons who have not yet completed their evaluations will pick up their packets and complete that task.

BOARD COMMENTS

None

CLERK-TREASURER COMMENTS

None

PUBLIC COMMENTS

None

There being no additional business, Cody Nelson moved to adjourn. Second by Spencer Kingery. Motion carried. (4-0: Ayes—Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson.) The meeting adjourned at 6:20 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING

February 7, 2022

6:00 P.M.

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Mike Isley, and Cody Nelson (by Zoom and then in person); Sandra Flora and Spencer Kingery were absent.

Mayor Werling asked for a moment of silence in memory of fallen Carroll County Sheriff Deputy Noah Rainey and Jail Deputy Dane Northcutt who lost their lives in service to the community and who have been laid to rest.

The minutes from the January 3rd regular meeting and the January 25th special meeting were presented for review. Both sets of minutes were initially passed when it was determined by attorney Robeson that there was not proper quorum without a majority of Council members physically present in the room. Cody Nelson indicated that he could attend in person. The meeting was suspended and resumed once Nelson arrived. Cody Nelson moved to approve the January 3, 2022 minutes. Second by Mike Isley. Motion carried. (3-0) Gayle Conner moved to approve the January 25, 2022 minutes. Second by Cody Nelson. Motion carried. (3-0)

Without objection the reports from Department Heads were incorporated into the minutes.

At 6:11 p.m., Mayor Werling suspended the regular meeting and opened the public hearing on the City of Delphi's ADA Compliance Plan and Title VI Implementation Plan as advertised in the Comet. Werling stated that drafts of the plan had been posted on the City's website and available at the City Building. There being no one wishing to speak on the matter, the public hearing was closed at 6:12 p.m. and the Council meeting resumed.

Mayor Werling asked for a change in order of business to consider the resolutions regarding the ADA Compliance and the Title VI Implementation Plans. No objections were heard.

Resolution 2022-3 Adoption of the ADA Compliance Plan was presented. Mike Isley moved to approve. Second by Gayle Conner. Cody Nelson asked what instigated the resolutions. Werling replied that the City's ADA Plan was adopted in 2013 but subsequent compliance plans were not filed as required. Many other cities were notified of their status at the end of last year and that compliance would be required for eligibility for federal grants including Community Crossings Matching Grant program. Butler Fairman & Seufert has assisted the City in updating its plans. Dave Buck from BF&S elaborated. Conner asked if the resolution could be passed without the self-evaluation having been completed. David Miehl, an ADA consultant for BF&S, responded the etiquette handbook was a critical piece for department heads to review so that they understand what is needed for compliance. The self-evaluation is ongoing and the City will continue to implement the guidelines. For example, the website will be reviewed for

terminology that might need to be updated. Similarly, the Code of Ordinances will be reviewed and amended as needed. Resolution 2022-3 was approved. (3-0)

Resolution 2022-4 Adoption of Title VI Implementation Plan was introduced. Cody Nelson moved to approve. Second by Mike Isley. Motion carried. (3-0)

OTHER BUSINESS

Returning to normal order of business, Mayor Werling indicated that Krista Watson had asked to bring a parking issue to Council. Watson was not present.

Armory Road. Superintendent Lyons updated the Council on the study that had taken place following the January 3rd meeting at which Council expressed the desire to explore the installation of speed bumps on Armory Road. Lyons contacted BF&S—the City’s consulting engineer—and LTAP for assistance. Both indicated that speed bumps were not recommended for Armory Road, first because the road is classified as a major collector; secondly because there is a medical facility on the road and speed bumps slow down emergency vehicles. LTAP recommended calming measures such as mini circles or chicanes to slow traffic. Lyons said that some of these could be introduced short term but others would need to wait for reconstruction of Armory Road. Lyons and Werling indicated that the engineering work for Armory would begin to plan for curbs and sidewalks, storm sewers, and traffic calming chicanes or mini circles. Bump outs at the crossings could slow traffic and create shorter travel distance for pedestrians. LTAP and BF&S recommend signs at crosswalks with multiple flashers. Lyons introduced possibility of beacon flashers that could be programmed with up to 16 changes per day allowing the school or city to set the flashers for evening events, etc.

Council members discussed other possibilities including stop signs on either side of the crosswalk, yield signs, crossing guards, pedestrian-activated stop light, and others.

Sharon Milburn suggested second crosswalk close to US421. Lyons responded that would be too close to the highway.

Richard Hawkins stated he liked the idea of stop signs but agreed that people won’t stop; stated he liked the idea of the beacons; encouraged action before someone gets hurt.

Dave Buck was asked for his recommendations short term: Enforcement of speed limit; use of crossing guard at peak times; red flasher announcing speed turns green when proper speed reached; flashing beacon—can be activated at night during school events.

Gayle Conner made a motion for Superintendent Lyons to order and install the programmable beacons at the beginning and end of the school zone on Armory Road. Second by Cody Nelson. Motion carried. (3-0)

UNFINISHED BUSINESS

SBRG IV Review. Mayor Werling asked if the Council members present had completed a review of the 31 applications. Conner: no; Isley: yes; Nelson: yes. With only two members present who had reviewed the applications, the Council could not proceed to evaluate, rank, and decide on awards. Werling asked if Council would meet in special session the week of January 14th so that awards could be determined. Tuesday, February 15th at 6:00 p.m. was decided by those present.

Businesses receiving awards would then to passed on to K-IRPC to confirm income eligibility with a goal of having the grants on their own docket for BOW on Wednesday, February 23rd. Should K-IRPC find any businesses ineligible, Council might need to meet briefly on Tuesday, February 22nd to make any changes

to the awards. If approved by BOW, or approved with amendment, checks could go to businesses by the end of February.

NEW BUSINESS

Ordinance 2022-1 was introduced on first reading to accept the recodification of the City of Delphi Code of Ordinances. Cody Nelson moved to approve. Second by Gayle Conner. Motion carried. (3-0.)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-1 on second and third readings on the day of introduction. Second by Cody Nelson. Motion carried. (3-0.)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-1 on second reading. Second by Cody Nelson. Motion carried. (3-0.)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-1 on third and final reading. Second by Cody Nelson. Motion carried. (3-0.)

Bobcat vs. Truck. Superintendent Lyons had budgeted to purchase a new truck in 2022 however trucks are not obtainable for the rest of this year. The Streets Department had planned to budget in 2023 for a Bobcat that could also assist with trail maintenance. The Bobcat is available if we place the order immediately at a cost of \$55,893. We ask consensus from Council to allow this switch in budget items. The incremental \$893 will come from Tools and Equipment. Consensus from Council was to switch the budget years for Bobcat and truck.

BOARD COMMENTS

None

CLERK-TREASURER COMMENTS

None

PUBLIC COMMENTS

None

There being no additional business, Gayle Conner moved to adjourn. Second by Mike Isley. Without objection, the meeting adjourned at 7:24 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING
February 15, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Mike Isley (by Zoom), Spencer Kingery, and Cody Nelson; Sandra Flora entered later.

Mayor Werling stated the purpose of the meeting was to review scoring of the applications for Round IV of the Small Business Resilience Grants (SBRG IV) and to award the remaining funds from the OCRA grant received by the City. When asked if council members had reviewed and scored the applications, all present responded in the affirmative. (Sandra Flora arrived after the start of the meeting and indicated that she had not been able to score the applications.) Mayor Werling indicated that some scorers had voted not to award certain businesses and asked how the Council wished to proceed.

Cody Nelson recommended that any of the businesses that had received funding in all three of SBRG rounds I-III be disqualified. Mike Isley indicated he could support that. Gayle Conner indicated that since the scoring rubric allowed for deduction of points for receiving funding in prior rounds, she couldn't support disqualification of those receiving funds in all three rounds, noting also that it was not a condition of eligibility for the grant. Other council members agreed.

Conner indicated that she identified 17 businesses that had received 3 yes on funding on the summary scoring sheet coming up to \$87,000. Conner had eliminated Country Club for lacking financials, Fika for not being in business 6 months under current license, and Oden's Den for wanting to use funds for personal expenses. Cody Nelson made a motion to go through individual businesses to identify yes or no on funding. Second by Spencer Kingery. Motion carried: (4-1—Ayes: Conner, Kingery, Isley, Nelson; Abstain: Flora).

Mayor Werling then presented each business asking for a voice vote from each member of the Council with a yes or no vote on funding the application. [Sandra Flora abstained from the vote.]

The table below shows those votes.

BUSINESS	CN	SK	MI	GC	#Yes Votes
Artemis Color Lounge and Lifestyle Studio	Y	Y	N	N	2
Big Brown Barn LLC	Y	Y	N	N	2
The Blue Moose LLC	Y	Y	Y	N	3
Brick and Mortar Pub	Y	Y	N	Y	3
Burkhart Rentals	Y	Y	Y	N	3
Carroll County Country Club	Y	Y	Y	N	DQ
Center Stage Dance Academy	Y	Y	Y	Y	4
Country Hair II	Y	Y	Y	Y	4
Creative Photography by Jodi	Y	Y	Y	N	3
Delphi Animal Hospital LLC	Y	Y	N	N	2

Fika Coffee Wine Nibbles	Y	Y	Y	N	3
BUSINESS	CN	SK	MI	GC	#Yes Votes
Hands and Feet by Kyla	Y	Y	Y	N	3
Hometown Shirts & Graphix LLC	Y	Y	N	N	2
Ikonik Graphix LLC	Y	Y	Y	N	3
Indiana Fitness Club	Y	Y	N	N	2
JLSN Enterprises LLC	Y	Y	N	N	2
Kenton Land Works	Y	Y	N	N	2
Learning Tree Academy I & II	Y	Y	N	Y	3
Mac's Wash Pros	Y	Y	N	Y	3
Oden's Den Tattoo Parlor	Y	N	Y	N	2
Opera House Gallery of Contemporary Art	Y	Y	Y	Y	4
Reid Sales Music Company	Y	Y	N	N	2
Second Chance Rentals LLC	Y	Y	Y	N	DQ
Shelby's Barbershop LLC	Y	Y	N	N	DQ
Shield's Equipment Company	Y	Y	Y	N	3
Sterling House	Y	Y	N	Y	3
Sterrett Mechanical	Y	Y	Y	N	3
Stone House Restaurant and Bakery	Y	Y	Y	Y	4
Tippy's Restaurant & Bar	Y	Y	N	N	2
Wallmann's Quality Foods	Y	Y	N	Y	3
Your Time Fitness 24/7 LLC	Y	Y	Y	N	3

Consensus was to award full funding to all those receiving four votes; those receiving two votes would be eliminated. The Council by consensus eliminated three businesses because financial records were not provided: Carroll County Country Club, Second Chance Rentals LLC, and Shelby's Barbershop LLC. The top four businesses would be awarded \$5,000 each for \$20,000; the remaining 14 businesses would split the remaining \$53,500 or \$3,821.42.

Cody Nelson moved to exclude the businesses which failed to provide financials. Second by Spencer Kingery. Motion carried. (4-1—Ayes: Conner, Kingery, Isley, Nelson; Abstain: Flora)

Conner moved to award \$5,000 to Country Hair II, Center Stage Dance Academy, Opera House Gallery of Contemporary Art, and Stone House Restaurant and Bakery. Second by Mike Isley. Motion carried. (4-1—Ayes: Conner, Kingery, Isley, Nelson; Abstain: Flora).

Gayle Conner moved to award \$3,821.42 to the following businesses: Blue Moose, Brick & Mortar Pub, Burkhart Rentals, Creative Photography by Jodi, Fika Coffee Wine & Nibbles, Hand & Feet by Kyla, Ikonik Graphix LLC, Learning Tree Academy I and II, Mac's Wash Pros, Shield's Equipment Company, Sterling House, Sterrett Mechanical, Wallmann's Quality Foods, and Your Time Fitness 24/7 LLC. Second by Cody Nelson. Motion carries. (3-1—Ayes: Conner, Kingery, Nelson; Abstain: Flora) [Mike Isley had to leave the meeting, but a quorum was still present in the room.]

Cody Nelson moved to eliminate the ten businesses receiving 2 votes. Second by Gayle Conner. Motion carried. (3-1—Ayes: Conner, Kingery, Nelson; Abstain: Flora)

There being no additional business, Cody Nelson moved to adjourn. Second by Spencer Kingery. Without objection, the meeting adjourned at 6:52 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING
February 28, 2022
6:30 P.M. Community Center

Mayor Werling called the meeting to order at 6:30 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Mike Isley, Spencer Kingery, and Cody Nelson; Sandra Flora was absent.

Mayor Werling presented the final grant award amounts for Round IV of the Small Business Resilience Grant program as approved at the Board of Works meeting on February 23rd contingent upon approval from Council. As these awards are slightly different from those approved by Council at the February 15th meeting, we are here tonight to seek Council's ratification of these changes. These were the result of the grant fund balance being \$73,750 rather than the \$73,500 as previously thought. Spencer Kingery moved to approve the final award amounts as presented. Second by Cody Nelson. Motion carried. (4-0)

BUSINESS	Amount
The Blue Moose LLC	\$3,839.28
Brick and Mortar Pub	\$3,839.29
Burkhart Rentals	\$3,839.28
Center Stage Dance Academy	\$5,000.00
Country Hair II	\$5,000.00
Creative Photography by Jodi	\$3,839.28
Fika Coffee Wine Nibbles	\$3,839.29
Hands and Feet by Kyla	\$3,839.29
Ikonik Graphix LLC	\$3,839.28
Learning Tree Academy I & II	\$3,839.29
Mac's Wash Pros	\$3,839.29
Opera House Gallery of Contemporary Art	\$5,000.00
Shield's Equipment Company	\$3,839.29
Sterling House	\$3,839.28
Sterrett Mechanical	\$3,839.29
Stonehouse Restaurant and Bakery	\$5,000.00
Wallmann's Quality Foods	\$3,839.28
Your Time Fitness 24/7 LLC	\$3,839.29
	\$73,750.00

There being no additional business, Spencer Kingery moved to adjourn. Second by Mike Isley. Without objection, the meeting adjourned at 6:32 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING

March 7, 2022

6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Sandra Flora, Spencer Kingery (by Zoom), and Cody Nelson; Mike Isley was absent.

The minutes for the February 7, 2022 meeting were presented for review. Gayle Conner moved to accept the minutes as presented. Second by Cody Nelson. Motion Carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

The minutes for the February 15, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Sandra Flora. Motion Carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

The minutes for the February 28, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Spencer Kingery. Motion Carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

Reports. Without objection, the reports of the department heads were incorporated into the minutes. Cody Nelson reported that the NWSWD had met to elect officers and set charges for the year. No other reports were offered.

Other Business.

Mayor Werling indicated that Councilwoman Conner had asked for two discussion items to be placed on the agenda: parking issue and vehicles with loud mufflers. Conner stated that the hardware store had approached her about getting a loading zone in front of their business. With the ordinance preventing parking against the flow of traffic, vehicles attempting to load lumber or other materials would either be at risk of a ticket or forced to load from the traffic side. Mayor Werling stated that trucks that were backed into a space for loading purposes should put a cone in front of the vehicle to indicate that they were temporarily parked there for that purpose. Police cruisers would not stop to ticket unless the vehicle was there unattended for a long period of time. Spencer Kingery asked if anyone had been ticketed there. Mayor Werling indicated that a ticket had been issued. Conner stated that the ticket was issued after 6:00 p.m. when parking enforcement is supposed to stop by our ordinance. Attorney Barbour was asked to review the ordinance wording and report back at the next meeting. Spencer Kingery asked about the lumber sometimes unloaded and left in the street in front of the hardware store. It was suggested that cones be placed to indicate that this was a temporary blockage while the lumber was relocated.

Regarding noisy vehicles, Conner stated that she had complaints concerning loud mufflers in town and asked that this be added to the noise ordinance. Attorney Barbour was asked to review our ordinance

with other communities regarding loud mufflers and to review how communities enforced the ordinance, e.g. were decibel meters required to verify noises over a certain threshold. Attorney Barbour will report findings at the next meeting.

New Business.

Proposed Ordinance 2022-5 was introduced to amend the Fixed Asset Capitalization Policy to bring into line with State policy. The ordinance would increase the minimum from \$1,000 to \$5,000 for capitalization. Cody Nelson moved to approve Ordinance 2022-5 on first reading. Second by Gayle Conner. Motion carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

Gayle Conner moved suspend the rules and allow passage of Ordinance 2022-5 on second and third readings. Second by Cody Nelson. Motion carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

Gayle Conner moved to pass Ordinance 2022-5 on second reading. Second by Cody Nelson. Motion carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

Gayle Conner moved to pass Ordinance 2022-5 on third and final reading. Second by Cody Nelson. Motion carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

Resolution 2022-5 was presented to accept the offers from Wabash Valley Power Association for the easements on two city parcels as a power line is extended from The Andersons to IPC to create a redundant loop. Cody Nelson moved to approve Resolution 2022-5. Second by Sandra Flora. Gayle Conner noted incorrect date on p. 37 of the docket; Mayor Werling assured that the correct date would be used. Cody Nelson commented on Tract 15 utilizing 1.9 acres. Motion carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

Resolution 2022-6 was presented to restrict the usage of the funds from the WVPA easement offers for the improvement and development of the Monon High Bridge Trail. Cody Nelson moved to approve Resolution 2022-6. Second by Sandra Flora. Gayle Conner asked if there was a particular section of the trail that would receive the funds. Mayor Werling indicated that the funds could be used for the maintenance of the trail or to assist with construction of the final phase of the ADA compliant paving and trailhead construction at Miller Park. Conner asked if an additional appropriation would be needed. Werling responded that it would be needed only if the funds were expended this year. Sandra Flora asked if a fence would be needed as a safety factor where pole placement was adjacent to the trail. Mayor Werling indicated that that could be determined following construction and that the easement funds could be used for this purpose. Cody Nelson commented about the transmission line on the Burnbrae Farms area and asked if trails would be allowed under the lines. Werling responded that that was her understanding. Motion carried. (4-0 Ayes: Conner, Flora, Kingery, Nelson)

Board Comments.

Spencer Kingery asked for an update on derelict properties. JT Doane indicated that he had talked with the owner of 402 S. Washington and that work was expected to begin there yet this week. The mortgage company for 411 W. Franklin has had a contractor working at the property. Some progress has been made, but there is still trash remaining on the porch and boarding yet to be completed. While some progress had been made on cleaning up the Summit Street property, debris is accumulating again on the

back side. Another notice will be sent to the owner. Doane reported he had been in contact with the owner of the Cook Street property who acknowledged receiving the notices from the City. While a few vehicles have been removed, there is a significant amount of work to be done. Monitoring will continue and the City may take further action if needed.

Gayle Conner asked about the progress on establishing a truck route. Mayor Werling indicated that this was being addressed as part of the Carroll County Transportation Plan with assistance from Kent Schumacher, County Highway Superintendent and Tippecanoe County Area Plan through their administration of the Carroll County Administrative Transportation Commission. The goal is to utilize Old SR25 as the truck route as was utilized during part of the construction phase on new SR25.

Conner asked about the contract approved by the BOW with iNc Empire for recruitment services and if paying fees would require additional funds. Mayor Werling indicated that the department heads felt that there would be sufficient funds in their budgets to cover the fees. Streets, Water, and Wastewater are each seeking one full-time hourly employee.

Clerk-Treasurer Aldrich reported that the financial year was closed on schedule and advertised as required.

There being no additional business, Cody Nelson moved to adjourn. Second by Gayle Conner. Without objection, the meeting adjourned at 6:36 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING

March 21, 2022

6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson.

New Business.

Mayor Werling explained that the main purpose of the meeting was to present the contract for the City's Comprehensive Plan process funded in large measure through an OCRA planning grant. Four firms submitted statements of qualifications for the planning project: DLZ Engineering, HWC Engineering, Kimley-Horn, and Taylor Siefker Williams. A five-member panel heard presentations on February 24th: Dick Bradshaw, Ken Walton, Bonnie Maxwell, JT Doane, and Mayor Werling. Shawn Cain from K-IRPC was present to proctor the presentations and to collect and tally the score sheets from individual panel members following each presentation. HWC Engineering was selected by the review panel based on the strength of their presentation and their previous experience as reflected in their statement of qualifications and in the presentation to the panel.

Rachel Christenson and Brian Pohlar from HWC and Shawn Cain from K-IRPC were introduced. Rachel's PowerPoint presentation described the process: cast a vision for the next ten years, reach consensus, form the plan, provide practical action steps. HWC has already suggested the community positions for the makeup of the steering committee that will guide the process and has provided a template for inviting participation. Next up will be meeting with the steering committee, launching community surveys—online and in-person, focus groups that will be selected based on top issues spotlighted by the surveys, drafting of the plan and action steps, public hearings, submission to OCRA for review, adoption by Area Plan and Common Council. HWC will set up a website for all information about the project.

Questions:

Gayle Conner asked if the city was going to have its own area plan? Rachel indicated that the City was now part of County Area Plan but could set up its own Advisory Plan Commission and would need to update its zoning ordinance and establish a planning department.

Conner asked about the process for updating the Zoning Ordinance which dates to 1970 with last amendment in 2017. The document refers to a development plan which Conner could not locate. Conner asked what the cost will be to update the zoning ordinance; Rachel replied about the same as the comprehensive planning process.

Conner asked Mayor Werling if the City planned to separate from the County Area Plan. Werling replied that it was too early to say as this is the beginning of the process. Zoning would be next. Any decision would also depend on the amount of growth that the City is likely to experience in coming years; that will flesh out in the months ahead.

Conner asked who would select the steering committee. Mayor Werling indicated that a list was being put together by her with consultation from HWC and JT Doane and explained that there would also be focus groups that could pull community members with interests in specific topics.

Shawn Cain explained the mileposts. The draft plan must be submitted to K-IRPC by September 1 for review by OCRA which is presently taking between 3 weeks and 3 months to complete reviews. HWC and K-IRPC will be the only entities billing with two invoice cycles—the first at 60% completion; the final at the end of the process. February 23, 2023 would be the target date for public hearing and adoption. Grant must be closed out by March 8, 2023.

Mayor Werling asked for a motion to approve the HWC Engineering contract for \$50,000 stating that it had been reviewed by the attorney. Cody Nelson moved to approve the contract. Second by Mike Isley. Motion carried. (5-0)

Next a revised contract from the Carroll County Economic Development Corporation was presented updating the contract approved in September 2021 to change the population number for Delphi to that of the 2020 census, 2961. Conner stated that in an email from Jake in September, the figure he used was 2909. Werling stated that the contract refers to the fee being based on the most recent census. In September the 2020 census data had not been released. The CCEDC fee is \$11.50 per resident.

Debbie Lowe questioned whether the Council could do other business in a special meeting. Conner also questioned whether it was proper. Attorney Barbour stated that other business could be completed during a special meeting as it was still a proper meeting.

Cody Nelson moved to approve the revised contract for the CCEDC. Second by Sandra Flora. Motion carried. (4-0-1: Ayes—Flora, Isley, Kingery, Nelson; Abstain—Conner).

Board Comments.

Spencer Kingery asked for an update on derelict properties at Summit and Cook Streets. JT Doane stated that while some progress had been made on cleaning up the Summit Street property, debris is accumulating again on the back side. Another notice was sent to the owner. For Cook Street the City is developing an action plan to abate the property including towing vehicles and removal of trash. Doane has been in touch with Trash Kans to determine what kinds of debris they can and cannot take. Doane also indicated that he had talked with the owner of 402 S. Washington and that work was expected to begin there on Wednesday. A second notice for payment of an abatement invoice has been sent to the owner of 411 W. Franklin and to the attorney representing the mortgage company with requests to complete boarding of the property and removal of trash from the porch. Monitoring will continue on all properties and the City may take further action if needed.

There being no additional business, Spencer Kingery moved to adjourn. Second by Gayle Conner. Without objection, the meeting adjourned at 6:50 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL MEETING
April 4, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Sandra Flora, Mike Isley, and Spencer Kingery; Cody Nelson was absent.

Other Business.

Mayor Werling introduced John Cannon from Attorney General Todd Rokita's office who had asked to address the Council and community members. Cannon described the duties of the AG's office and of its divisions:

- Unclaimed Property which returns more than 175 items and \$1 million per week to residents of Indiana from inactive checking accounts, overpayments, safe deposit box contents, and more;
- Consumer Protection including product recalls, scam alerts, etc.;
- Cybersecurity alerting businesses, public entities, and individuals of the need to protect their data and to make sure that they are insured against data loss;
- Medicaid Fraud investigation resulting in recapturing of \$8 million in 2021.

Mr. Cannon was thanked for his presentation and invited to stay if he wished.

Mayor Werling suspended the Council meeting at 6:10 p.m. and opened the public hearing for the closeout of the OCRA CDBG Grant CV-CV2-330 administered through K-IRPC. Sonya Sammons from K-IRPC conducted the hearing by first providing an overview of the grant award of \$250,000 which the City of Delphi utilized for small business resilience grants in two rounds aiding 42 businesses.

There being no questions or comments, the public hearing was closed at 6:13 p.m. and the Council meeting resumed.

The minutes for the March 21, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Gayle Conner. Motion Carried. (4-0)

Reports. Without objection, the reports of the department heads were incorporated into the minutes. Sandra Flora reported that no meeting was held in March. Mayor Werling reported that the Delphi Tri-Township Fire Territory Executive Board and the Township Boards met to approve an additional appropriation of \$41,000 to purchase a used fire truck from Logansport FD.

Unfinished Business.

The topic of loud noise from vehicles was reopened for Council discussion. Attorney Justin Barbour had prepared a memorandum for Council suggesting that an ordinance could be written to expand on the current code language that prohibits "unreasonable loud and unnecessary noise" within the City of Delphi. Barbour reviewed his memorandum for Council. Following discussion, it was agreed by consensus that an ordinance be drafted for consideration at the next Council meeting.

New Business.

Proposed Ordinance 2022-6 was introduced to amend the hours of traffic enforcement to 24/7 unless signage indicates otherwise. Spencer Kingery moved to pass Ordinance 2022-6 on first reading. Second

by Mike Isley. In discussion, Gayle Conner expressed that “may be enforced” be changed to “shall be enforced.” Spencer Kingery and Sandra Flora though “may” was appropriate to allow for officer discretion depending on circumstances. Motion carried on first reading as presented. (4-0)

Proposed Ordinance 2022-7 requiring maintenance of retaining walls by property owners was presented on first reading. Mayor Werling indicated that there were a substantial number of retaining walls in Delphi and are normally adjacent to public sidewalks or roadways where failure could lead to unsafe conditions for pedestrian or vehicle traffic. Several photographs of retaining walls were presented. Mike Isley moved to pass Ordinance 2022-7 on first reading. Second by Gayle Conner. Discussion followed concerning whether City would share the cost of repairs. In general, the cost would be born by the property owner—including the City if the wall was on City property. Shared costs might be considered if it was unclear who was responsible for erecting the wall, e.g. at the corner of West Main and Hamilton Streets. Ordinance 2022-7 was passed on first reading. (4-0)

The contract between the City and iNc Empire Recruiting was presented for Council review having already been approved by BOW and signed by the Mayor. Spencer Kingery moved to approve. Second by Sandra Flora. In response to questions Werling stated that the one-year contract covers direct placement of employees recruited by iNc Empire with compensation at 20% of annual salary upon the acceptance of the employee by the City and at the completion of a 30-day employment period. This cost would be covered with funds budgeted for 2022 for positions yet unfilled. The success of recruitment and hiring will be the test for whether the contract is extended. Motion carried. (3-1—Ayes: Flora, Isley, Kingery; Nay: Conner)

Board Comments.

Spencer Kingery commended everyone involved on the cleanup of derelict properties. JT Doane updated the Council on code enforcement and showed the PowerPoint presented at Board of Works with before and after photographs of the property at 302 Cook Street.

Clerk-Treasurer Comments. None

Public Comments.

Sharon Milburn asked about enforcement of parking wondering authority for cones and no parking signs. Mayor Werling indicated that BOW approves use of streets for various functions such as parades and special events. The City then provides cones and/or sets out no parking signs. Milburn also wanted to know why vehicles backed into parking spaces were not ticketed. Milburn also asked about the property on Ohio Street. Werling replied that that house was abandoned and the owner had done boarding up of windows and doors.

Future Business and Announcements.

Mayor Werling shared that the contract with Broadway Broadband for fiber installation throughout the City was nearly complete with just a few details remaining to be finalized. The goal had been to have the contract on the meeting agenda for tonight. Since the goal is to get the project up and running as quickly as possible, Werling asked the Council for a special meeting on Monday, April 18 at 6:00 p.m. following the Board of Works meeting. Those Council members present concurred. Gayle Conner asked what the charge for to run fiber to a customer would be. Werling replied the BB indicated no charge unless the connection distance exceeded 1,500 feet.

There being no additional business, Spencer Kingery moved to adjourn. Second by Gayle Conner. Without objection, the meeting adjourned at 6:55 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING

April 18, 2022

6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson.

The minutes for the March 7, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Gayle Conner. Motion carried without objection. (5-0)

The minutes for the April 4, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Mike Isley. Motion carried without objection.

Unfinished Business.

Proposed Ordinance 2022-6 Amending Traffic Code Hours of Enforcement was presented for second reading. Spencer Kingery moved to pass Ordinance 2022-6 on first reading. Gayle Conner moved to approve. Second by Cody Nelson. Motion carried on second reading. (5-0) Spencer Kingery moved to suspend the rules to allow passage of Ordinance 2022-6 on third and final reading. Second by Cody Nelson. Motion carried unanimously. (5-0) Spencer Kingery moved to pass Ordinance 2022-6 on third and final reading. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-7 Requiring Maintenance of Retaining by Property Owners was presented for second reading. Mike Isley moved to approve. Second by Sandra Flora. Motion carried on second reading. (5-0) Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-7 on third and final reading. Second by Cody Nelson. Motion carried unanimously. (5-0) Mike Isley moved to pass Ordinance 2022-7 on third and final reading. Second by Gayle Conner. Motion carried. (5-0)

The contract between the City of Delphi and Broadway Broadband for installation of a fiber network throughout Delphi was presented for review. A scrivener's error was corrected on the contract price to \$594,715.72. Cody Nelson moved to approve the contract. Second by Gayle Conner. The payment schedule for the contract was questioned by Conner. Mayor Werling stated that Broadway Broadband would take the first 60 days to research installation methods and permitting with installation to begin in the third month of the contract period. The map in the contract provides for four phases of installation. 25% of the contract fee would be paid as Phase I begins; 25% at the beginning of Phase II; 25% at the beginning of Phase III; the remaining 25% payable once all installation is complete. Motion carried. (5-0)

Mayor Werling reminded Council that ARPA funding would be used for the broadband project requiring an ordinance describing the project and identifying the ARPA category under which the project qualified. Dan Hedden at Baker Tilly provided a memorandum describing the two eligible categories: revenue replacement and infrastructure. The memo was distributed to Council to review prior to the May 2nd Council meeting.

Resolution 2022-7 was presented for Council review to designate the Mayor as signatory for application to the SRF for expansion of the Wastewater Treatment plant. Colin Dale and John Brand from Butler

Fairman Seufert (BFS) presented an overview of the Wastewater System Analysis conducted in 2021 which quantified future effluent needs from IPC, other industrial and commercial development, and residential development. A doubling of the plant's capacity from 1.5 million gallons per day (MGD) to 3.2 MGD would be required to meet current and future demands. The current plant regularly hits 90% of its rated capacity raising flags at IDEM. The expansion project would take place over a 5-6 year period. Phase I would install an additional clarifier to provide redundancy in the system while the remaining expansion parts are installed in ensuring years. In addition, the forced main from the US421 lift station to the plant would need to be upgraded from the current 10" line to 18" to accommodate the increased flow. Applications for wastewater projects are being taken by SRF and BFS will submit a Preliminary Engineering Report (PER) along with the application on behalf of the City by the May 1 deadline. Total costs of the project could be in the \$50-55 million range given current construction inflationary pressure. Phase I with the clarifier project could be in the \$5-6 million range. Colin Dale indicated that a more detailed presentation would take place April 26th at 2:30 p.m. at the CWREMC conference room with the stakeholders for the project—City of Delphi, IPC, the County RDC, and the CCEDC and invited Council to attend. Sandra Flora indicated she could attend the meeting on behalf of Council. Resolution 2022-7 designating Mayor Werling as the signatory for the SRF application was approved 4-1. (Ayes: Flora, Isley, Kingery, Nelson; Nay: Conner)

Miscellaneous Business.

JT Doane reported that the owner of 402 W. Washington had boarded up the lower windows and replaced a door on the rear building. The City has received two estimates to do the abatement on removing the fallen roof and debris from the building and grounds. The owner has been given notice that substantial compliance must take place before the May 2nd BOW meeting or the City would act.

Board/ Public Comments.

Cody Nelson invited Nate LaMar to speak. LaMar identified himself as a small business owner in Delphi with the Indiana Fitness Club and Raeco Realty expressing appreciation for the assistance the City provided during COVID and for tools like the Riverfront Development District that would encourage more restaurants into the area. His concern was that the Council is the legislative body of the City, not the enforcement body. A Councilwoman had approached a vendor at the "Do It in Delphi" event questioning how she had been allowed to operate on the City street. The vendor felt intimidated and asked if she was in trouble.

Councilwoman Conner indicated that she had approached the vendor to understand how the vendor was invited and what steps the vendor had to satisfy to sell on the streets. Conner indicated that she did this in a respectful manner and was interested in what policies needed to be improved.

Future Business and Announcements.

Mayor Werling shared that the City planned to hire a part-time person to enforce the parking in the central business district with funds from EDIT code enforcement.

There being no additional business, Cody Nelson moved to adjourn. Second by Mike Isley. Without objection, the meeting adjourned at 7:04 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL MEETING
May 2, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:06 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson.

The minutes for the May 2, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Cody Nelson. Motion carried without objection. (5-0)

Unfinished Business.

Mayor Werling indicated that Council needed to determine the category to be used for ARPA funding of broadband installation for the City of Delphi referring to a memo from Dan Hedden in the packet. The category choices are revenue replacement vs. infrastructure. Clerk-Treasurer Aldrich was asked if one method was preferable to the other from an accounting standpoint and expressed no preference. By consensus the Council agreed to utilize the infrastructure category. An ordinance explaining the project and the category of funding will be presented at the June meeting.

New Business.

Resolution 2022-8 was presented to authorize the Mayor as signatory for CCMG agreements. Cody Nelson moved to approve. Second by Mike Isley. Motion carried. (5-0)

Proposed Ordinance 2022-8 amending the Noise Control Ordinance was presented on first reading. Gayle Conner moved to approve. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-9 Prohibiting Certain Uses of Designated Parking Spaces was presented for Council consideration. Mike Isley moved to pass Ordinance 2022-9 on first reading. Second by Spencer Kingery. Gayle Conner questioned the purpose of the ordinance stating she felt it targeted a specific business and that the City was trying to legislate every little thing. Mayor Werling stated that the ordinance was intended to provide enforcement capability for any long-term blocking of designated parking spaces within the City including dumpsters. Formerly usage of the streets and parking spaces has not been regulated except through the Street department. The new ordinance would require contractors or business owners to run requests through BOW so that it would be recorded in the minutes. Conner questioned whether the business would need to go to BOW any time they expected a delivery of materials for contractors. Werling responded that in previous meetings it was determined that cones could be placed by parking spaces where deliveries were occurring with the expectation that the spaces would be cleared within a short period of time. Spencer Kingery expressed safety concerns when materials were extending far into the street marked by cones with marginal visibility. Kingery asked about how the spaces on Wabash Street were designated on the parking map. Krista Watson was allowed to address the Council stating her concern that the ordinance would impede their business. It was determined further research was needed. Spencer Kingery moved to table Ordinance 2022-9. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-11 on Pet Waste Removal was presented for Council consideration. Cody Nelson moved to approve. Second by Spencer Kingery. Gayle Conner questioned why the ordinance was needed. Mayor Werling indicated business owners in the downtown area have complained about pet waste on the sidewalk and in planting beds by their stores. Customers have even tracked pet waste into the store. When Delphi Main Street conducted a cleanup of the sidewalks, streets, and alleys in the district a few weeks ago, pet waste was everywhere. Conner asked how the ordinance would be enforced. Werling replied that the part-time parking enforcer could be on the lookout for violators when patrolling the downtown. The City could make pet waste bags available for free at the City Building. Kingery asked whether the dog park would have a pet waste bag dispenser and trash can. Werling replied it would. Motion carried. (5-0)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-11 on second and third readings. Second by Spencer Kingery. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-11 on second reading. Second by Cody Nelson. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-11 on third and final reading. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-12 to amend the 2022 Salary Ordinance to add Area Plan Commission Member and Board of Zoning Appeals Member to the schedule. Gayle Conner moved to approve. Second by Cody Nelson. When questioned by Conner, Clerk-Treasurer Aldrich indicated that these positions had inadvertently been left off the ordinance which would need to be amended before these positions could be paid in June as scheduled. Motion carried. (5-0)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-12 on second and third readings. Second by Spencer Kingery. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-12 on second reading. Second by Mike Isley. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-12 on third and final reading. Second by Cody Nelson. Motion carried. (5-0)

Leanne Aldrich presented a business proposal from Bison Financial to offer a Financial Health benefit for City employees at no cost to the employee or the City. An overview session would be held with all employees with free lunch to give an overview of the program. Meetings would be scheduled with employees one-on-one resulting in a financial plan tailored to the individual's circumstances. This could include, for example, a family budget or other analyses. Spencer Kingery was also in attendance at a presentation by Bison and added that he felt it was a good opportunity to help employees who might be having difficulty making ends meet. By consensus the Council approved offering the benefit program.

Mayor Werling updated the Council on property owned by the City located north of Monroe Street between Pearl and Hamilton Streets and behind Save-a-Lot. Two City-owned parcels were included in the Residential TIF Canal Allocation Area approved last December. There is an interested buyer with plans for residential development of the area. The City has applied to the APC to have the property rezoned from Industrial to Urban I and will be heard at the May 24th meeting of the APC. A public notice has been published for a public hearing on the sale of the property at the May 16th BOW meeting. A timeline for the disposition of the property was provided to Council along with copies of the two appraisal documents averaging \$150,000. Werling indicated that the Council would be asked to act on the recommendation from the APC on the rezoning of the property and to review a resolution approving the method of sale of the property and a minimum bid. The bid amount would take into account the

appraisal average plus the costs of the appraisals and work being done to decommission Well #6 on the property.

Gayle Conner commented that the property was purchased from the Underhill family for \$239,000 and asked if it was in a flood plain. Mayor Werling responded that the area was in a reduced hazard zone protected by a levee.

Sandy Flora asked if the development would be for single houses or a subdivision. Werling replied that a site plan had not yet been presented from the potential purchaser. The process for the property may result in other interested parties coming forward with bids.

Miscellaneous Business.

Mayor Werling addressed eight questions submitted in advance of the meeting by Councilwoman Conner.

1. Timeline for signs for the 4-Way stop to be set at Market and Monroe.
 - a. The bump out needed for placement of the stop sign on the southeast corner was part of the CCMG 2020-2 project just wrapping up with E&B Paving. The signs are in house and pavement marking tape on order. Superintendent Lyons expects to complete the installation in the next couple of weeks.
2. Timeline for sections of Union Street to become one way.
 - a. Delphi did not receive CCMG funds for microseal and sealing in this round, so Lyons contacted Pavement Solutions to schedule microseal on Union Street so striping could take place. Completion is likely by the end of May or early in June.
3. Update on Letter of Intent from Neal/Jason regarding Burnbrae Farms.
 - a. No response to the letter of intent; no request for use of funds; two developers have approached the owners with interest in taking down the land.
4. Timeline for new meter software to go online to notify residents regarding any water usage concerns.
 - a. The Water Department is still working through some issues on the install including an undercount on number of meters needed, and straightening out some customer accounts; Sensus Analytics will likely go live in a few months.
5. Update on whether trail grant money could be used to rebuild the retaining wall on Hamilton Street.
 - a. Not sure what specifically this is referring to since we do not have any trail grant funds for this area; the Council did set aside for trail maintenance the funds received from the WVPA for the transmission line easements; the WVPA easement payments will be in the order of \$82,000; the retaining wall is not really a trail maintenance. It is possible that READI funds for trails may help with this problem.
6. Timeline for new signage to be installed on Armory Road.
 - a. Skyline Signs will build the wiring boxes and install the concrete bases for the TAPCO signs; the installation should be complete by the end of May.
7. Shareholder percentages for the sewage treatment plant expansion.
 - a. Baker Tilly will have an analysis in 30-60 days; the City's PER and application was submitted to SRF on Friday, April 29th; expect to hear sometime in June.
8. Any updates on SBRG paperwork from businesses and closeout of the last round of funding.
 - a) K-IRPC had the final closeout public hearing and the city has signed closeout forms—just waiting for final signed forms back from the state; use of funds reports have been received for 8/18 of the businesses from Round IV. Final reports were due April 30, so we will now begin following up with those not returned.

Board/ Public Comments.

Councilwoman Flora expressed concern that the public comments at the last meeting stated that a councilwoman had approached a vendor at the "Do It in Delphi" event questioning how in an intimidating manner and making it appear that she spoke for the Council. Flora indicated that as one of two councilwomen, she felt that it might appear she was the person who approached the vendor. Flora wanted it clear that she did not and that any one council person could not represent the Council as a whole.

There being no additional business, Spencer Kingery moved to adjourn. Second by Cody Nelson. Without objection, the meeting adjourned at 7:15 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL MEETING

June 6, 2022

6:00 P.M. Community Center

As Amended*

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson.

The minutes for the May 2, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Cody Nelson. Motion carried without objection. (5-0)

Other Business.

Tina Isaacs, 304 W. Summit Street, addressed the Council requesting consideration of an ordinance to permit golf carts and ATVs to use the City streets. A packet including a petition with more than 300 signatures in favor of permitting golf carts, sample ordinances from surrounding communities, and a draft permit for licensing vehicles. Vehicles would be required to have minimum safety equipment, e.g. headlights, brake lights and turn signals, seat belts, etc. Requirements would need to be set for drivers as well. In discussion, Gayle Conner asked if the group had discussed the topic with the police chief. Isaacs indicated they had not. Cody Nelson said that he was in favor of some permitting of golf carts. Mayor Werling expressed the opinion that golf carts should not be permitted in the downtown due to traffic congestion and parking issues. Conner wondered about licensing of vehicles and drivers. Sandra Flora expressed that golf cart operators should be licensed drivers. Conner asked if a committee could work on the topic and report back at the next Council meeting. Consensus was to establish a committee for further study of the topic. Nelson and Flora agreed to serve on the committee.

Unfinished Business.

Proposed Ordinance 2022-8 amending the Noise Control Ordinance was presented on second reading. Cody Nelson moved to approve. Second by Gayle Conner. Motion carried. (5-0)

New Business.

Four requests for tax abatement for the Canal Commons properties were presented for review. Mayor Werling stated that no changes in compliance had occurred since the abatement requests were last approved by Council. Sandra Flora moved to approve the tax abatements. Second by Cody Nelson. Motion carried. (5-0)

Resolution 2022-9 Authorizing the transfer of \$557,142.24 from the General Fund to the Rainy Day Fund was presented for review. The amount represents 15% of the 2022 General budget and is the maximum allowed by DLGF for transfer. Cody Nelson moved to approve. Second by Mike Isley. Motion carried. (5-0)

Proposed Ordinance 2022-9 Prohibiting Certain Uses of Designated Parking Spaces was tabled at the May 2nd meeting. Mayor Werling asked if there was a motion to bring proposed Ordinance 2022-9 from the table. None was made and Ordinance 2022-9 ~~remained tabled~~ died. *

Proposed Ordinance 2022-10 regulating Mobile Food and Beverage Vendors was presented on first reading. Sandra Nelson moved to approve. Second by Mike Isley. Gayle Conner questioned if the

ordinance would impact local food trucks from setting up at the school for lunch or events. All concurred that the school would have jurisdiction over their property. Conner questioned whether the ordinance would impact events like the Bacon Festival. Werling stated that the organizing group, e.g. the Chamber of Commerce would have jurisdiction as booth spaces were sold. Any other requests would come before the Board of Works. Motion carried. (5-0)

Cody Nelson moved to suspend the rules to allow passage of Ordinance 2022-10 on second and third readings. Second by Gayle Conner. Motion carried. (5-0)

Gayle Conner moved to pass Ordinance 2022-10 on second reading. Second by Cody Nelson. Motion carried. (5-0)

Gayle Conner moved to pass Ordinance 2022-10 on third and final reading. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-13 Peddlers, Traveling Salesmen, and Solicitors was presented on first reading. Spencer Kingery moved to approve. Second by Cody Nelson. Sandra Flora asked if there was an exception for school fundraising events where students solicit door-to-door. The exception will be added to ordinance at second reading at the July 5th meeting. Ordinance 2022-13 passed on first reading. (5-0)

Proposed Ordinance 2022-16 for the Use of ARPA funds for the Broadway Broadband Fiber Project was presented for review on first reading. Spencer Kingery moved to approve. Second by Cody Nelson. Spencer Kingery asked if the project was on schedule. JT Doane indicated that it was. Motion carried. (5-0)

Sandra Flora moved to suspend the rules and to pass Ordinance 2022-16 on second and third readings. Second by Mike Isley. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-16 on second reading. Second by Mike Isley. Motion carried. (5-0)

Sandra Flora moved to pass Ordinance 2022-16 on third and final reading. Second by Gayle Conner. Motion carried. (5-0)

Proposed Ordinance 2022-14 to rezone parcels on N. US Hwy 421 owned by the City of Delphi from Industrial to Urban I was presented having received a favorable recommendation from the Area Plan Commission at its May 24th meeting. Cody Nelson moved to pass Ordinance 2022-14 on first reading. Second by Spencer Kingery. Motion carried. (5-0)

Cody Nelson moved to suspend the rules and to pass Ordinance 2022-14 on second and third readings. Second by Spencer Kingery. Motion carried. (5-0)

Mike Isley moved to pass Ordinance 2022-14 on second reading. Second by Cody Nelson. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-14 on third and final reading. Second by Cody Nelson. Motion carried. (5-0)

Proposed Resolution 2022-11 Authorizing the Sale of Property and Establishing a Minimum Bid of \$160,000 was presented. The two parcels are owned by the City and were rezoned to Urban I in Ordinance 2022-14. The parcels are in a Residential TIF allocation area. At least one bidder is expected on these parcels with the intent of residential development. A minimum bid of \$160,000 is recommended which considers the \$150,000 average of the two appraisals as well as expenses for the appraisals, decommissioning of Well#6, advertising, and legal expenses. Public notice of the bidding will be in the Comet on June 15th and 22nd with bids accepted beginning June 29. Spencer Kingery moved to approve Resolution 2022-11. Second by Cody Nelson. Gayle Conner asked Attorney Barbour if the City was bound

to set the price based on the average of the appraisals? Barbour indicated that the disposing agent, in this case the Mayor, generally sets the minimum bid taking various factors into account. The Council still must approve the sale and the minimum bid. Conner expressed concern that the appraisals were pretty far apart in value -- \$114,000 and \$186,000 and that the property was purchased in 2015 for \$239,000—far above what the City is seeking now. Werling indicated that several factors were considered in recommending the minimum of \$160,000: the recent sale of the Burnbrae Farms tract netted under \$12,000 per acre which is close to what the City would seek with this minimum; secondly, the City wants to make sure that the price is at a level to entice residential development to help mitigate the risk to developers; finally, the \$239,000 paid for the Underhill property was considerably above the appraised values at the time, but was allowable given the use of the property for a public utility. Resolution 2022-11 was approved. (5-0)

A form for submission of Public Records Requests drafted by the City Attorney was presented for adoption. Gayle Conner moved to approve. Second by Cody Nelson. Motion carried. (5-0)

Miscellaneous Business.

Mayor Werling addressed questions submitted in advance of the meeting by Councilwoman Conner.

- 1) Land disposal/sale of Boone parcel - Where is this located? Why is it being sold?
 - a) The property is located on Boone's Curve and is a one-acre parcel with access easement. The property owner of the surrounding parcel has requested to purchase the acre because they are considering selling the property. This was once used for a spring-fed well that supplied water to the east end of Delphi. It has not been in use for several decades.
- 2) Kerlin property for potential parking structure - Where is this property and does this reference a parking lot/garage?
 - a) I don't know what is being sought here, but the City was contacted by Robert Kerlin who wishes to donate a parcel titled to Kerlin Elevator located on Ruffing Avenue. The City owns several other lots in this area. The City attorney is in touch with Mr. Kerlin's attorney.
- 3) Forza development of multi-family development - Where is the intended location and what will be the number of units being proposed?
 - a) Forza is one of several developers interested in doing business in Delphi. They are primarily interested in townhomes. No specific proposal has been made. They may be interested in the 12 plus acres north of Save-a-Lot.
- 4) I have been asked to request clarification as to how there can be a retention pond in front of the new Family Dollar store when the city has an ordinance against standing water. Please advise.
 - a) Who has asked for the information?
 - b) This is a "dry detention pond" similar to that by Save-a-Lot. Once grass covered, this will retain water during rain events and slowly release it to storm lines.
- 5) Can you address the timeline for sidewalk repairs in areas of deterioration throughout town? The latest PASER study shows several areas in need of attention. Will the city be addressing those anytime soon or enforcing the local legislation to require property owners to fix them?
 - a) Deteriorated sections are being addressed as part of our CCMG projects. This results in whole areas getting fixed at one time rather than by piecemeal and is more cost-effective as a result.
- 6) Please share any estimates/proposals from KJG regarding 402 S. Washington.
 - a) We have no estimates from KJG regarding 402 S. Washington Street. We have requested bids from companies to do the abatement removing the collapsed roof, etc.
- 7) What is the timeline for the 2 sections of Union Street to become one-way?
 - 1) We are waiting for Pavement Solutions to do micro sealing on Union Street and for striping contractor to paint the new lines. Expected timeline in after July 4th.
- 8) Are there any updates on Burnbrae? Have you had any recent discussions with the owners?

- a) We met with the owners late in May. They appear to be interested in a Phase I of development. We will work with them to refine the concept plan and submit that plan for READI dollars.
- 9) Update on retaining wall on Hamilton Street
 - a) I met with Mr. Jimenez on Friday regarding this and other matters. We need to check on some structural issues regarding the foundation of the house as the wall is repaired or rebuilt. I'll update the board next month.
- 10) Has the city been reimbursed for abatements on Cook Street and Dodge Street?
 - a) No reimbursements have been received. The next step will be to place liens on those properties
- 11) Regarding exterior structure violations, what happens if the property owner does not comply or cannot afford to comply?
 - a) By code, property owners can be fined for not being in compliance. It is unlikely that the City will want to do the abatement on these properties. During Stellar, the City was able to offer grants for rehabilitation for owner-occupied housing in need of repair based on income level. The City will contact K-IRPC to see if such grant programs are available. Also, this could be an area addressed by Council in the upcoming budget cycle.

Board Comments.

Councilwoman Flora read a statement regarding the duties and responsibilities of Council members to enact legislation and set the budget for the City. She reminded members that their authority to act is only as a group, not as individuals.

Public Comments

Denny Myers, 949 N. Washington Street asked about the bidding process for the parcels behind Save-a-Lot. Mayor Werling indicated that the bid notice would be published in the Comet the next two weeks and that bids would be accepted beginning June 29th and could be halted any time within 60 days of that date. The bids would be submitted to the City Building and could be reviewed by the public during normal business hours.

Tony Brooks thanked those responsible for the presentation on golf carts and expressed his opinion that they should be allowed throughout the City.

Adjournment.

There being no additional business, Gayle Conner moved to adjourn. Second by Cody Nelson. Without objection, the meeting adjourned at 7:25 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL MEETING
July 5, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich called the roll:

Present were Gayle Conner, Sandra Flora, Spencer Kingery, and Cody Nelson (arrived late). Mike Isley was absent.

The minutes for the June 6, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Gayle Conner who asked that the minutes be amended to reflect that proposed Ordinance 2022-9 died after failing to be picked up from the table. Kingery agreed to amend his motion to that effect. Conner agreed to amend her seconding of the motion. Motion carried. (3-0)

Reports.

Sandra Flora reported that the Area Plan Commission was working on updating the subdivision ordinance and that number of building permits was down from last year.

Mayor Werling reported that the Fire Territory had discussed the 2023 budget and tentatively approved it subject to adoption by the territory boards scheduled for the July meeting.

Gayle Conner reported that the Delphi Redevelopment Commission had received an allocation of just over \$10,000 for the first half of 2022. Conner also reported that the DRDC was planning to extend the commercial TIF to an area north of The Andersons with plans for potential logistics development.

Other Business.

Halloween. Mayor Werling stated that requests for Halloween were being received and suggested that the date for city-wide Trick-or-Treat be set for Monday, October 31 for the hours 6:00 p.m. to 8:00 p.m. Spencer Kingery moved to accept the date. Second by Sandra Flora. Gayle Conner asked if the date could be moved to the weekend stating that many parents of school-age children were not happy with having it on a school night. Motion carried. (3-1) (Ayes: Flora, Kingery, Nelson. Nay: Conner)

2023 Budget. Mayor Werling asked to set the dates for the 2023 budget process which were approved by consensus as follows:

- Budget Workshop — Monday, July 18 at 6:30 p.m.
- Public Hearing — September 5 at 6:00 p.m.
- Budget Ordinances First Reading — September 19 at 6:30 p.m.
- Budget Adoption — October 3 at 6:00 p.m.

Matt Mavrack and Mike Baron from Broadway Broadband (BB) addressed the Council via Zoom to provide an update on start of the installation. Mavrack indicated that they were still negotiating permits with Duke Energy for use of poles in the service area. He stated that BB would begin running fiber underground from Indiana Packers Corporation to SR25 and would proceed underground from there if overhead permits were not secured. Baron indicated that BB was looking forward to being a good community partner and were already becoming a sponsor of the Bacon Festival. Mayor Werling asked that BB provide regular updates on the progress of installation.

Unfinished Business.

Cody Nelson and Sandra Flora were asked to report on their research regarding allowing golf carts and UTVs to operate within the corporate limits. Nelson reported that UTVs were already licensed by DNR and it was not clear if the City could issue permits on top of DNR's; golf carts could be licensed by the City. Sandra Flora said they were checking with other towns for issues encountered. Nelson indicated that usage might need to be restricted to within neighborhoods with safety a major concern. Nelson indicated that parking of golf carts is being considered. The police chief has not yet weighed in. Nelson plans to do a rough draft by editing an ordinance from another town and will present that to Council for review and Justin Barbour for editing. Nelson indicated that a sunset clause might be considered to try this out for a year. Tina Isaacs indicated that UTV owners would not object to paying the City an annual access fee if licenses were not allowed due to DNR. Nelson and Kingery indicated that safety features for vehicles and definitions would be a key item.

Proposed Ordinance 2022-8 amending the Noise Control Ordinance was presented on third and final reading. Gayle Conner moved to approve. Second by Cody Nelson. Motion carried. (4-0)

Proposed Ordinance 2022-13 Peddlers, Traveling Salesmen, and Solicitors was presented on second reading with the requested change from first reading that provided an exception from licensing for school fundraising events. Cody Nelson moved to approve Ordinance 2022-13 with the amended language exempting school fundraising events. Second by Spencer Kingery. Ordinance 2022-13 passed on second reading. (4-0)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-13 on third reading. Second by Spencer Kingery. Motion carried. (4-0)

Julia Leahy was recognized and asked if the farmers markets and artisans were also exempt. Conner responded that this ordinance was specific to door-to-door soliciting and salesmen indicating that events were covered through the sponsoring organization.

Cody Nelson moved to pass Ordinance 2022-13 on third and final reading. Second by Gayle Conner. Motion carried. (4-0)

New Business.

Resolution 2022-10 Approving the Additional Appropriation of Funds was presented to move \$75,000 from the General Fund to the Unsafe Building Fund as a starting balance and to move \$25,000 from the General Fund to the Ordinance Violations Fund as a starting balance. Cody Nelson moved to approve. Second by Spencer Kingery. Gayle Conner asked money could be moved when funds were not budgeted for the 2022 year. Aldrich indicated that the funds were both established. Conner expressed concern about spending money on 402 S. Washington Street. The property has a pending tax sale on. Also, Conner had spoken. Werling responded that the current resolution dealt only with moving money into the funds and was not authorizing expenditures. Discussion followed about the abatement process, billing, liens to property owners for unpaid invoices, and so on.

Proposed Resolution 2022-12 Accepting the donation of the Milroy Marker and Centennial Park from Ryan Brown was presented. Spencer Kingery moved to approve Resolution 2022-12. Second by Cody Nelson. Motion carried. (4-0)

Proposed Resolution 2022-13 to accept the donation of a lot on North Ruffing Street from C M Kerlin Elevator Inc. was presented. Mayor Werling indicated that the City would pay outstanding taxes on the property which total \$1,211.30. Spencer Kingery moved to approve Resolution 2022-12. Second by Cody Nelson. Motion carried. (4-0)

Proposed Resolution 2022-14 to adopt Indiana Code §5-23 referencing the Build-Operate Transfer means of funding public-private projects. Mayor Werling stated that the BOT is normally used to fund social infrastructure such as parking assets, courthouses, jails, fire stations, wastewater facilities, etc. Effective July 1, 2022 it has been expanded to include road, bridges, tunnels, and other transportation infrastructure investments. Werling indicated that BOT has been suggested as one means of funding part of the WWTP expansion project. It has also been suggested as a means to fund a parking structure as identified in the ROZI prospectus. Once adopted, an RFPQ would need to be issued seeking proposals for projects in specified areas with responses reviewed by BOW and Council. Cody Nelson moved to approve Resolution 2022-14. Second by Sandra Flora. Gayle Conner stated the resolution gives the Mayor and department heads authority to seek projects and asked if any were underway. Werling responded that Council would need to review RFPQs for any BOT projects before they were advertised and to review proposals returned. The resolution created a pathway for BOT projects but did not authorize any specific project. Motion carried. (3-l) Ayes: Flora, Kingery, Nelson. Nays: Conner stating she wanted more time to review Indiana Code §5-23.

Miscellaneous Business.

Mayor Werling addressed a question about sidewalks that Councilwoman Conner had emailed. Werling displayed the GIS system with sidewalk and street ratings and indicated that the City tried to plan sidewalk projects in conjunction with CCMG road projects for cost effectiveness and oversight of the work. Conner indicated that she had brought information to the BOW that City Code §95-13 placed responsibility for repair of sidewalks under the board's jurisdiction requiring that they notify owners of repairs needed and allowing 30 days for repair. Conner raised the 50:50 match program. Discussion continued about changes in policy of handling sidewalk repairs and funding for sidewalk replacement in the annual budgeting process.

Board Comments.

Cody Nelson asked that Council or public with suggestions for the golf cart ordinance contact him. Gayle Conner noted that Union Street had not yet being changed to one-way as stipulated in an ordinance passed a year ago and was concerned about the City's liability. Mayor Werling indicated that at the previous month's meeting she indicated that the work was then scheduled for around the 4th of July. In discussion following, consensus was to allow additional time for the work to be completed. Sandra Flora indicated that the new Family Dollar store has opened and is a very nice addition to Delphi.

Public Comments

JT Doane indicated that the date for the tax sale was October 4 at 1:00 p.m.

Adjournment.

There being no additional business, Gayle Conner moved to adjourn. Second by Cody Nelson. Without objection, the meeting adjourned at 7:25 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING

July 18, 2022

6:30 P.M. Community Center

Mayor Werling called the meeting to order at 6:30 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Mike Isley, Spencer Kingery, and Cody Nelson. Sandra Flora arrived later.

The minutes for the July 5, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Spencer Kingery. Motion carried without objection.

New Business.

Mayor Werling opened the 2023 budget workshop and presented a list of strategies and priorities for Council consideration. (That document is attached for reference.)

Police Department. Chief McCain was asked to present his budget requests. McCain asked for two additional officers to be hired in 2023—one in January and a second in July. If the new hires have not gone through the police academy, it will take 12-14 months before they are able to function on their own as an officer. Chief McCain also requested an additional car. Nelson asked if an older vehicle would be sold. McCain stated that the oldest vehicle would become a pool car. Gayle Conner asked if the City paid for the academy to which the Chief responded affirmatively at a cost of about \$1200 per person. Recruit must be with another officer while in training. McCain responded to a question from Spencer Kingery that the process to attract officers would begin in 2022 noting it can take several months to do background checks, the physical exam for PERF, etc. Spencer Kingery asked about body cameras. Chief McCain indicated they were getting estimates for those; biggest expense is the storage of audio/video.data. McCain indicated he is in favor of having body cams. McCain indicated that an additional \$4,500 needs added to the budget to cover an additional portable for new officer.

Street Department. Superintendent Lyons is requesting an additional truck. Due to lack of availability, the truck in last year's budget was switched to allow acquisition of a trail cat. Spencer Kingery asked if number included a plow. Lyons answered that it was but is still waiting for a quote from the Ford dealer on the size truck needed. Engineering is the other item that has been increased due to the number of projects anticipated.

The Council proceeded to review line items in the General and other budgets making recommendations for changes to several line items following the opinion by Attorney Barbour that changes could be made to the draft since no vote was being taken on a budget ordinance. Changes discussed will be incorporated into the proposed budget for the August 1st meeting.

Adjournment.

There being no additional business, Cody Nelson moved to adjourn. Second by Spencer Kingery. Without objection, the meeting adjourned at 8:28 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

ATTACHMENT to Council Minutes July 18, 2022:

2023 BUDGET OVERVIEW

Strategies

- Growth
 - Residential Development
 - Business Development
 - Evaluate priorities based on CLUP
 - Update Delphi Zoning
 - Establish Delphi Planning Department
 - Institute Permitting and new building Inspection Procedures
 - Code Enforcement —
- Continue road improvements with CCMG projects
 - Assess highest priority areas using GIS street/sidewalk data
 - Budget \$333,000 in matching funds;
 - Budget additional \$100K for sidewalk projects
 - Budget engineering for construction estimates, bid docs, and inspection
- Wastewater Expansion
- READI
 - Public match 1:1 residential and trails;
 - Use of \$2.5 million set aside for other residential development

Budget Priorities

- Community Development/ Planning Zoning Director
 1. Full-time with benefits
 2. Administer planning and zoning, site review, code enforcement
 3. Maintain business inventory; Oversee Main Street
 4. Project administration
- City Building Renovations/ Repairs/ Maintenance/
 1. Chair lift installation -- \$30K
 2. Renovate Council Chambers, second floor offices
 3. Move Water and Street Department to Well #5
- Streets
 1. Truck
 2. Engineering
- Police
 1. Add two additional officers Jan and July (takes a year of training before able to solo)
 2. Police Car
 3. Body cams?
- Salary and Wages
 1. 5% salaried; 9-12% hourly
- ARPA Funding
 1. Continue broadband installation; Evaluate use of remaining ARPA funds to purchase modems to eliminate barriers for LMI
- Unsafe Building and Nuisance Abatement — Budget in General?

COMMON COUNCIL MEETING
August 1, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich called the roll:

Present were Gayle Conner, Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson.

The minutes for the July 18, 2022 special session were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Cody Nelson. Without objection the minutes were approved as read.

Reports.

Sandra Flora reported that the Area Plan Commission reviewed two rezone applications approving one near 218 at SR25 and tabling the other near Camden. 155 permits were issues; 17 new homes.

Cody Nelson reported that the NWISWD met to approve the 2023 budget and may need to address fee increases in future.

Mayor Werling reported that the Fire Territory Executive Board approved the 2023 budget following approval by the territory boards.

Gayle Conner reported that the Delphi Redevelopment Commission identified parcels to include in the commercial TIF area; one of those parcels was rezoned to I2 by the APC and approved by the Commissioners; next step is for DRDC to present a resolution to the Commissioners to include county parcels in the DRDC allocation area.

New Business.

Proposed Ordinance 2022-15 Regulating UTVs and Golf Carts was introduced in draft form. Mayor Werling asked Justin Barbour if he had had a chance to review the draft; Barbour responded that except for some formatting and other consistency issues, he found the ordinance to be in good order. Cody Nelson moved to pass Ordinance 2022-15 on first reading so that discussion could take place. Second by Sandra Flora. Cody indicated that he had taken into consideration the materials presented by the group petitioning for the ordinance and had pulled elements from ordinances of other communities which seemed to fit Delphi's needs. In discussion, the age was changed from 18 to 16 to follow BMV guidelines for licensing. Definitions were discussed and agreed upon. Golf carts allowed 20 minutes before sunrise and 20 minutes after sunset. Headlights and turn signals are required for vehicle to be permitted within Delphi. First time application fee of \$50; \$25 renewal fee. To receive a permit, applicants will fill out a registration form and pay permit fee; the vehicle will be inspected by a police office at the owner's home by appointment; sticker must be displayed on the vehicle indicating it has been permitted and has passed inspection. Golf carts and UTVs will be prohibited in the downtown on any streets with angled parking. East Main Street past the fire station was removed from excluded streets.

Penalty: first offense is \$25 or verbal warning at officer discretion; second offense is \$50; third offense and subsequent is \$100; after third offense, permit is suspended for two years. Effective date for implementing ordinance will be set to allow Clerk's office time to implement policies and procedures. A sunset provision will allow the ordinance to die one year from implementation date unless extended by Council.

Justin Barbour recommends changing ordinance from Title 91 to Title 7, Chapter 77. Traffic Code.

Question about the number of passengers allowed in a vehicle – language will be changed to “as designed to be” by the original manufacturer.

Public input. Excluding Armory Road doesn't allow access to 200 N. recommend excluding Armory Road only during start and end of school. Exception for school vehicles; a sticker will be required but no permit fee will be charged unless operated on streets other than Armory Road.

Cody Nelson indicated he would work on revisions to the draft and get those to Justin Barbour to review. Council was asked to set a special session to review the revised ordinance. Monday, August 15, 2022 at 6:00 p.m. was agreed upon. Cody Nelson moved to table Ordinance 2022-15 until the special session. Second by Spencer Kingery. Motion carried. (5-0)

Proposed Resolution 2022-15 to accept the donation of 402 S. Washington Street was presented for review. In the donation agreement, the City of Delphi would agree to take care of back taxes on the two parcels amounting to about \$10,000. Once ownership transfers, the property would be tax exempt. Cody Nelson moved to accept the donation. Second by Mike Isley. Cody Nelson asked what the repair costs would be. Mayor Werling stated that the estimate to clear debris from the rear building and property was \$22,000; estimates on the roof repair would need to be obtained. Gayle Conner objected to using taxpayer money to fix up the property stating that Jeremy Duff had told her that it would take well over a \$150,000 to fix the structures. Mayor Werling indicated that the City had hired KJG engineer Jeremy Duff to inspect the structures and he reported that the rear building's walls were in good shape and that the historic structure was basically sound and that he would like to reinspect it when better access was possible. Werling further stated that there were no plans for the City to restore the structure. The plans were to clear the debris from the rear structure and property as had been proposed in the abatement order and to repair the roof on the historic structure to prevent further damage from water infiltration. Estimates would be sought for that repair. The City could then solicit a buyer for the property. Kingery asked who might purchase the property. Werling stated a restaurant could be a good use with the availability of a liquor license since the property in the Riverfront Development District. Conner said she felt the property should be left on the list for the October tax sale so that it wouldn't be the responsibility of the City. Werling reminded Council that if the property were purchased at the tax sale, the owner would have up to a year to reclaim it by paying back taxes. In the meantime, repairs were not likely to proceed on the property and its condition would continue to deteriorate. Resolution 2022-15 was adopted. (4-1 – Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner).

Proposed Resolution 2022-16 to authorize the sale of a one-acre parcel on Boone's Corner to the adjacent property owner was presented. The parcel was the site of a well that supplied water to Elmhurst (East Delphi) in the late 1800s to early 1900s via wooden mains. The sale would be subject to a notification in the paper of the proposed sale of property to an adjacent property owner and to acceptance of the offer by the landowner. Since the property was valued under \$15,000, only one appraisal was required and came in at a value of \$4,000. The proposed price of the one-acre parcel would be set at \$5,000 to cover costs including legal fees and appraisals. Justin Barbour confirmed that this was the proper handling of the sale of the property. Spencer Kingery moved to approve Resolution 2022-16. Second by Cody Nelson. Motion carried. (5-0)

Next was the presentation of the 2023 budget for discussion. No changes were recommended by Council to the budget. Spencer Kingery moved to approve the 2023 budget on first reading. Second by Cody Nelson. Motion carried. (5-0)

Ordinance 2022-17 2023 Salary Ordinance was presented. Spencer Kingery moved to approve. Second by Mike Isley. No changes were recommended. Motion carried. (5-0)

Ordinance 2022-18 2023 Wage Ordinance was presented. Spencer Kingery moved to approve. Second by Cody Nelson. No changes were recommended. Motion carried. (5-0)

By consensus the Council agreed to postpone consideration of Ordinance 2022-19 dealing with maintenance of retaining walls until the next Council meeting.

Board Comments.

Cody Nelson suggested that the City might want to begin looking into an ordinance that would hold property owners responsible should police calls to rental units become excessive and a disturbance to the neighborhood. He thought West Lafayette had such a nuisance ordinance. Justin Barbour will research the matter.

Clerk-Treasurer Aldrich.

Leanne Aldrich raised the issue of a complaint received at the City Building about the dumpster in the alley belonging to the Watsons. Many assume the City is responsible for the dumpster since it is up against the City Building. The complainant stated that as she was putting trash in the dumpster she was almost attacked by a raccoons. Penny Robinson was alerted to the complaint and stated that a new dumpster was in place; the old one had a hole in the bottom allowing the raccoons to get in. Leanne indicated she appreciated the removal of the old swing set from the apartment grounds. Mayor Werling commended the Watsons for several improvements made to the building with upgrades to some of the apartments including new appliances, replacing the entrance door, and so on. Gayle Conner added that the complainant was not a resident of the Watsons building, but someone just using the dumpster for their own trash.

Public Comments

None.

Adjournment.

There being no additional business, Gayle Conner moved to adjourn. Second by Cody Nelson. Without objection, the meeting adjourned at 7:25 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING
August 15, 2022
6:00 P.M. Community Center

With only Cody Nelson and Spencer Kingery in attendance, a quorum was not reached and the special meeting was not convened.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

ATTACHMENT to Council Minutes July 18, 2022:

2023 BUDGET OVERVIEW

Strategies

- Growth
 - Residential Development
 - Business Development
 - Evaluate priorities based on CLUP
 - Update Delphi Zoning
 - Establish Delphi Planning Department
 - Institute Permitting and new building Inspection Procedures
 - Code Enforcement —
- Continue road improvements with CCMG projects
 - Assess highest priority areas using GIS street/sidewalk data
 - Budget \$333,000 in matching funds;
 - Budget additional \$100K for sidewalk projects
 - Budget engineering for construction estimates, bid docs, and inspection
- Wastewater Expansion
- READI
 - Public match 1:1 residential and trails;
 - Use of \$2.5 million set aside for other residential development

Budget Priorities

- Community Development/ Planning Zoning Director
 1. Full-time with benefits
 2. Administer planning and zoning, site review, code enforcement
 3. Maintain business inventory; Oversee Main Street
 4. Project administration
- City Building Renovations/ Repairs/ Maintenance/
 1. Chair lift installation -- \$30K
 2. Renovate Council Chambers, second floor offices
 3. Move Water and Street Department to Well #5
- Streets
 1. Truck
 2. Engineering
- Police
 1. Add two additional officers Jan and July (takes a year of training before able to solo)
 2. Police Car
 3. Body cams?
- Salary and Wages
 1. 5% salaried; 9-12% hourly
- ARPA Funding
 1. Continue broadband installation; Evaluate use of remaining ARPA funds to purchase modems to eliminate barriers for LMI
- Unsafe Building and Nuisance Abatement — Budget in General?

COMMON COUNCIL MEETING
September 6, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich called the roll:

Present were Gayle Conner, Sandra Flora, Spencer Kingery, and Cody Nelson. Mike Isley was absent.

The minutes for the August 1, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Spencer Kingery. Without objection the minutes were approved as read.

Public Hearing 2023 Budget.

The regular meeting was suspended and the public hearing on the 2023 budget at 6:01 p.m. No one asked to speak, and the public hearing was closed at 6:01 p.m.

At 6:01 p.m. the public hearing was opened on additional appropriations of \$75,000 to the Unsafe Building Fund #2217 and \$25,000 to the Code Enforcement Fund #2590 as advertised in the Carroll County Comet. There being no one asking to speak on the matter, the public hearing was closed at 6:02 p.m. and the regular meeting resumed.

Reports.

Presentation of reports were dispensed with due to the length of the agenda.

Other Business.

Mayor Werling and Jake Adams of CCEDC introduced Shelby Bowen of Rebar Development to provide information about his company and a proposed apartment building on Front Street in Delphi. Adams explained that housing was a top priority in the 2021 CCEDC strategic plan.

Shelby Bowen indicated that Rebar Development had completed apartment projects in several communities using a public private partnership model including the Oliver in Yorktown, the Ellsworth in Lafayette, the Levinson in Noblesville, and more. In each project, the final architectural design is styled to fit the community. The apartments would be market rate housing for medium to high income residents. Their apartment buildings are all 100% leased.

The proposed Charles apartment in Delphi would be 62 units on the lot on Front Street behind the Delphi Body Works owned by Dick Bradshaw and family. The companies involved along with Rebar are all well-known and respected firms with decades of experience. Shelby indicated that he is hands on and would be accountable for the project. Amenities are included in all his apartment projects such as fitness gym, coworking lounge space, dog park, outdoor patio space with grills, dog-washing station, elevator, and more. While numbers have not yet been determined, the resources that are typically required in the partnership are developer investment, TIF bond, Redevelopment Tax Credit (State), READI funds, infrastructure assistance, among others.

Mayor Werling stated that a public open house would be held on September 20 at the Community Center from 6:00 to 7:30 p.m. for people to see the designs and talk with the developers. Questions were then sought.

Darrell Packard asked about parking.

Nate LaMar liked the looks of the building and thought the project would be great.

Dick Bradshaw asked about the typical public/ private partnership split. Bowen indicated the public component varied but generally made up 30 – 45% of the project costs.

WLFJ's reporter asked if there was research to show that the project would be successful. Bowen responded that it was difficult to predict demand since there was no supply available in Delphi. However, the Rebar Development projects are fully leased and are generally 100% leased by their opening.

Mayor Werling thank Shelby Bowen and reiterated the information about the open house.

New Business.

Mayor Werling asked for the Council to appoint a replacement to the Delphi Redevelopment Commission following Gayle Conner's resignation. The appointee will serve through December 31, 2022 but could be reappointed in January for 2023. Spencer Kingery nominated Erin Jubril. Second by Sandra Flora. Spencer Kingery moved to close the nominations. Second by Cody Nelson. Erin Jubril's appointment was approved. (3-1). Ayes: Flora, Kingery, Nelson. Abstain: Conner.

Joe Mayfield, president of the DRDC, informed the Council that the County Commissioners had approved a resolution to allow specific unincorporated parcels to be included in the expansion area for the Delphi commercial TIF. The Area Plan Commission will consider whether the revised economic development area conforms to the comprehensive plan at its upcoming meeting on September 27. The DRDC will present the APC's recommendation to the Council at the October 3rd meeting after which the DRDC will meet to finalize the process.

A request from Mark Hammons to rezone 921 S. Washington Street from B2 to U1 was heard. Hammons plans to build a duplex on part of the former Rinehart property. The Area Plan Commission had provided a favorable recommendation on the rezone. Cody Nelson moved to approve the rezone. Second by Spencer Kingery. Motion carried. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner. Conner indicated that she was voting against the measures since she had not discussed the matter with neighboring property owners.

A request from Mark Hammons for a special exception to build a duplex on a property on S. Washington Street adjacent to the Columbia Title Company was presented having received a favorable recommendation from the BZA. Cody Nelson moved to approve the rezone. Second by Spencer Kingery. Motion carried. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner.

Proposed Ordinance 2022-15 Regulating UTVs and Golf Carts was introduced on first reading with the changes that had been recommended to the draft ordinance at the August 1st meeting. Spencer Kingery moved to approve. Second by Cody Nelson. Gayle Conner stated that she thought the area of operation should be restricted to the South Hill due to safety concerns for people trying to go back and forth from the South Hill to neighborhoods to the north—particularly in the downtown. As these areas were addressed in the revisions made to draft, the motion was passed on first reading. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner.

Cody Nelson moved to suspend the rules to allow passage of Ordinance 2022-15 on second and third readings on the day of introduction. Second by Spencer Kingery. Mayor Werling reminded all that the vote must be unanimous to suspend the rules. Motion failed. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner.

Ordinance 2022-19 on Maintenance of Retaining Walls was presented for consideration. Mayor Werling indicated that the ordinance would repeal Ordinance 2022-7 and includes language on notification to

property owners and enforcement rules. Cody Nelson moved to pass Ordinance 2022-19 on first reading. Second by Spencer Kingery. Motion carried. (4-0)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-19 on second and third readings on the day of introduction. Second by Cody Nelson. Motion carried. (4-0)

Spencer Kingery moved to pass Ordinance 2022-19 on second reading. Second by Cody Nelson. Motion carried. (4-0)

Spencer Kingery moved to pass Ordinance 2022-19 on third and final reading. Second by Cody Nelson. Motion carried. (4-0)

Resolution 2022-14 authorizing the sale of a police vehicle to the sheriff's department was presented. Spencer Kingery moved to approve. Second by Sandra Flora. Chief McCain indicated that the vehicle was a 2020 Dodge Ram truck with about 25,000 miles and equipped. A few items would not be included, e.g. the mobile radio. Gayle Conner asked why not keep the vehicle. Chief responded that the truck was harder to navigate in the city due to narrowness of alleys and the wide turning radius of the truck. Motion carried. (4-0)

Mayor Werling presented a contract from Debbie Luzier with GRW to redo the City's zoning ordinance which dates to the 1970s. The process will take many months and will run well into 2023. A steering committee will be selected to assist with the project. Part of the expense for the zoning update was budgeted for 2023; the 2022 expenses will come from unutilized funds in EDIT. RFQs were solicited from Luzier and from Corrie Sharp. Luzier's proposal was lower and Luzier's has done work for the County. Sandra Flora moved to approve the contract for \$48,000. Second by Spencer Kingery. Sandra Flora praised the work that Luzier had done for the APC. Motion carried. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner.

Miscellaneous Business.

Mayor Werling asked Council to consider a special meeting on September 19 to review financial options for the WWTP expansion. That date did not work and the Council will be polled for best date and times.

Mayor Werling reported on several topics for which Gayle Conner asked for updates to Council:

1. Sealing and restriping of Union Street to make one-way. Pavement Solutions should be in Delphi in the next few weeks. The company had been told to avoid the festival weeks in August.
2. ALTA and topo surveys for Burnbrae. This is part of a drainage study for Phase I due diligence agreed upon with the owners. The owners will cover the cost of the surveys.
3. Is the City being audited again? Yes, for federal contracts that were not part of last year's audit. A few other topics were addressed as well. SBOA expects to do the exit interview in mid-September.
4. 402 S. Washington Street---when will City take possession. We have asked Ken Echols to come to the City Building this week to sign the deed which needs to be notarized.
5. Has the City been awarded any READI funds. The READI board of governance has approved a residential housing program which will provide each of the six counties in the regional group with \$1 million to apply toward housing programs. There may be an additional \$2.6 million available to apply toward programs in the region. Delphi will likely submit the apartment building for READI funding. A dollar amount has not been determined. Another project approved by the board of governance for trail projects for the Wabash River Greenway. Delphi has proposed trail sections which may receive funding. The cost data is just now being updated and consideration will follow. These projects will be brought to Council at the appropriate time.

Board Comments.

Cody Nelson indicated his excitement for all that was going on in the City.

Clerk-Treasurer Aldrich.

None

Public Comments

Debbie Lowe asked if there was a page missing for the GRW proposal. Mayor Werling indicated that there was a sheet which listed fees for various services that the City was not seeking at this time.

Adjournment.

There being no additional business, Cody Nelson moved to adjourn. Second by Cody Nelson. Without objection, the meeting adjourned at 7:21 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL MEETING
October 3, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich called the roll:

Present were Gayle Conner, Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson.

Mayor Werling asked if people in the rear of the room could hear and reminded Council members to speak to the back of the room. Secondly, it was announced that the agenda item for the special exception on Robinson Street was pulled from the agenda and would be rescheduled for another meeting.

The minutes for the September 6, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Spencer Kingery. Without objection the minutes were approved as read.

Reports were dispensed with due to the full agenda.

Other Business.

Mayor Werling introduced Dan Hedden from Baker Tilly and John Brand and Colin Dale from Butler Fairman & Seufert to provide an overview of the planned expansion of the wastewater treatment plant. John Brand summarized the project and discussions with IFA regarding funding. As a result of those discussions, it has been decided to break the project into phases with Phase One being the Clarifier project. Dan Hedden discussed the rate study that is underway to model the financing and rate requirements to fund the Clarifier project. Delphi's average wastewater rate is currently \$21 per month compared to a state average of \$48 per month for a community of Delphi's size. Once completed, Baker Tilly will be back to present the rate analysis to the Council and then schedule a public hearing to present the proposed rates to the public before Council takes action. Mayor Werling pointed out that the wastewater rates have not been raised since 2013 and part of the current increase is just to get caught up with inflation. Ideally the City would have increased rates a few times during that period to set aside capital funds for grant match for projects like the ones being planned.

Colin Dale indicated that the Clarifier project would be completed in 2023; Most of the present plant and its equipment date to an upgrade that took place nearly 30 years ago.

Discussion continued regarding possible funding sources, the amount of current capacity being used, IPC's allotment, and so forth.

Baker Tilly will complete the rate study and present recommendations at the November meeting.

Unfinished Business.

Proposed Ordinance 2022-15 Regulating UTVs and Golf Carts was presented on second reading with some changes made by Attorney Barbour to reflect definitions in state statutes. /Cody Nelson moved to approve with the amended definitions. Second by Spencer Kingery. Motion carried. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner. Spencer Kingery moved to suspend the rules to consider passing Ordinance 2022-15 on third and final reading.

Cody Nelson moved to suspend the rules to allow passage of Ordinance 2022-15 on second and third readings on the day of introduction. Second by Spencer Kingery. Motion failed. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner. Conner indicated that suspension shouldn't be necessary. The meeting

was suspended for five minutes to allow Justin Barbour to research the question. Upon resumption of the meeting, Barbour indicated that Conner was generally correct, however, since a change had been made to the ordinance after the first reading, he recommended adhering to the rule suspension procedure. Mayor Werling indicated that since no further action could be taken on Ordinance 2022-15 that evening, it would be on the November 7th agenda for final reading.

New Business

Mayor Werling stated that the Council needed to pass the 2023 budget that has a filing deadline to DLGF prior to the regularly scheduled November meeting; or schedule a special meeting in October to consider on final reading. Spencer Kingery moved to adopt the 2023 budget as presented and authorizing signing of Form 4. Second by Cody Nelson. With no discussion items raised, the motion carried. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner.

Ordinance 2022-18 with Salaries for 2023 was presented on second reading. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner. Spencer Kingery moved to pass Ordinance 2022-18 on third and final reading. Second by Mike Isley. Motion carried. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner.

Ordinance 2022-19 with Wages for 2023 was presented on second reading with an amendment adding on-call hours. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner.

Mike Isley moved to suspend the rules to allow passage of Ordinance 2022-19 on third reading. Second by Cody Nelson. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-19 on third and final reading. Second by Cody Nelson. Motion carried. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner.

Resolution 2022-18 approving the creation of the Northeast TIF Allocation Area was presented. Mayor Werling stated that the Delphi Redevelopment passed a declaratory resolution on July 13 outlining the parcels to be included in the allocation area. Since some of the parcels were in the County, the DRDC sought permission from the County Commissioners to include county parcels in the DRDC TIF area. That resolution was approved by the Commissioners on September 6. The Area Plan Commission passed a resolution on September 23 acknowledging that the Northeast Allocation area met the objectives of the comprehensive land use plan. Now it is the City Council's turn to review and give its approval to modify the economic development area and include the parcels in the Delphi RDC.

Spencer Kingery moved to Resolution 2022-18. Second by Mike Isley. Motion carried. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Abstain: Conner.

Joe Mayfield, president of the Delphi Redevelopment Commission, stated that the final steps would include notifications being sent to the underlying tax districts, a public hearing, and the passage of a confirmatory resolution by the DRDC all slated for October.

A request to rezone the property owned by Mark Hammons on Wilson Street from I1 to U2 was presented with a favorable recommendation from the Area Plan Commission. Mr. Hammons presented plans for the duplexes and stated there would be a total of two duplexes on the site, one on each side of Stoney Drive. Each unit would measure approximately 1,500 sqft. Spencer Kingery moved to approve the rezone. Second by Cody Nelson. Motion carried. (5-0)

A contract of services to be provided by the Delphi Main Street organization for the period October 1, 2022 through December 31, 2023 was presented for review. DMS will plan and coordinate events in the

downtown, provide promotional services for the downtown businesses, maintain the statistics required by Indiana Main Street for accreditation, and other duties in exchange for quarterly stipends of \$3,750. Cody Nelson moved to approve the contract. Second by Mike Isley. Gayle Conner questioned why the Delphi Main Street was not receiving the full \$45,000 dollars allocated to Delphi Main Street in the 2023 budget. Mayor Werling explained that the additional funds could be allocated for specific projects as requested by the DMS group. Conner stated that she was voting against the motion feeling that DMS should receive the full \$45,000. Motion carried. (4-1) Ayes: Flora, Isley, Kingery, Nelson; Nays: Conner.

Miscellaneous Business.

Mayor Werling reported on several topics for which Gayle Conner asked for updates to Council:

1. Did the City pay the delinquent taxes on 402 S. Washington?
Yes, the City has paid the delinquent taxes and the deed has been recorded and the property removed from the tax sale. JT is working with Segal to begin the work on the rear structure.
2. When will the 2 one-way sections of Union Street actually become one way? Legislation was passed 15 months ago for this.
As repeatedly stated, Pavement Solutions will be doing this work and we are at their mercy on scheduling the completion of micro seal. Then the striping company will come in and restripe the pavement. Work should be completed by the end of October.
3. Does the City have a Letter of Intent from Mr. Herr and Mr. Marshall regarding the Burnbrae property yet?
While we do not have a formal letter of intent, the City is working with the current property owners to define a Phase I of development.
4. Who purchased the land near Save-a-Lot? For what amount?
The City received one bid on the property from Ironmen Properties and has been working with Joe Blake to resolve some of the items upon which sale of the property was contingent. Chief among those were questions concerning drainage studies for the property along with an update on the levee pump station. BF&S has provided an estimate on the drainage study and we are waiting for concurrence from Ironmen on the plan.
5. Wasn't the current DMS organization created to serve the community in the capacity of event planning only at this time?
No although event planning is one of the areas on which DMS will focus efforts. Other means of promoting downtown businesses, maintaining statistic on occupancy and operation for reporting to Indiana Main Street, and other areas are part of the action areas for DMS.
6. What will be the alternate route for truck traffic once work begins on Adams Street?
There is already an established truck route on Carrollton Road which diverts traffic from Adams Street and Wilson Street. We will work with the County Highway department to ensure that adequate signage is in place on Carrollton Road should shutdowns of Adams Street be required.

Board Comments.

Spencer Kingery stated that he had been approached by two citizens complaining that a person they knew to be a councilwoman was taking a petition around town regarding the proposed apartment building with information that was not correct. Kingery cautioned that sharing incorrect information. Gayle Conner indicated that she had a right as a private citizen to carry a petition. Mayor Werling asked Justin Barbour if a council person could take a petition around. Barbour indicated it was a gray area, particularly if the petition dealt with a matter that would come before the Council. Cody Nelson said it was a matter of appearances. Sandy Flora and Mike Isley both stated that people would know she was an elected official and would assume she was representing Council. Conner insisted she had done nothing inappropriate and was representing her constituents and the constituents of the other council members because they felt they didn't have a voice. The heated discussion continued for several more minutes.

Adjournment.

Spencer Kingery moved to adjourn. Second by Cody Nelson. Without objection, the meeting adjourned at 7:32 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL MEETING
November 7, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Mayor Werling stated that Gayle Conner had resigned her elected office as Council representative for District 3 on October 12. The Republican caucus will meet in November to appoint a replacement to serve the remainder of Conner's term ending December 31, 2023.

Clerk-Treasurer Aldrich called the roll:

Present were Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson.

The minutes for the October 3, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Mike Isley. Without objection the minutes were approved as read.

Reports were dispensed with due to the full agenda.

Other Business.

The proposed holiday schedule for 2023 was presented. Cody Nelson moved to approve the schedule. Second by Sandra Flora. Motion carried. (4-0)

Unfinished Business.

Proposed Ordinance 2022-15 Regulating UTVs and Golf Carts was presented on third and final reading . Codey Nelson moved to approve. Second by Spencer Kingery. Motion carried. (4-0)

Asked when the ordinance would go into effect, Justin Barbour explained that a notice needed to be published in the paper with the permit fees; the ordinance would go into effect 30 days thereafter. Chief McCain indicated that an application form had been developed which interested parties could pick up at the Clerk's office during regular business hours. The application form will also be available on the city website. Inspections would be scheduled once the application and proof of insurance were returned to the Clerk's office. Vehicle decals for permitted vehicles were printed and ready to distribute as fees are paid.

Wastewater and Water Rate Studies.

Dan Hedden and Deen Rogers from Baker Tilly presented the results of the rate study to pay for the expansion of the wastewater plant and for increased operational costs for the water department. Deen Rogers stated the costs estimated for Phase I of the Wastewater project to add a clarifier to the plant were \$6,070 million split among the City at \$1.472 million; the county at \$.836 million, and IPC at \$ 3,762 million. The cost of the Wastewater Treatment Plant Expansion in Phase II is estimated to be \$50 million. The City would likely bond for the \$1.472 million for Phase I and then roll that into financing for the whole expansion project at a later time. Covering Delphi's portion of the total project costs will require increasing wastewater rates by 120% over a period of three years. Deen explained that the City's current wastewater rates average \$21.46 per month were among the lowest in Indiana which average \$44.36. Baker Tilly suggested raising rates by 25% in 2023; 33% in 2024; and 33% in 2025. At the end of the three-year period, the City's wastewater rates would be at or above Indiana's average. Mayor Werling pointed out that the City of Delphi last raised wastewater rates in 2013. Had the rate been gradually increased over the decade, the City would have built up a significant capital fund to put towards the clarifier project and would not be looking at such a steep rate increase. Deen suggested that the Council could elect to

raise the rates for the entire project in one ordinance or could just do an increase for Phase I of the project. Sandra Flora indicated that she would be more comfortable with limiting the current action to a 25% rate increase. Cody Nelson moved to approve a wastewater rate increase of 25% for 2023. Second by Mike Isley. Motion carried. (4-0)

Deen stated that the Water Department had experienced 10% inflation since rates were last increased. Baker Tilly recommended a rate increase of 3%. Sandra Flora said that she did not want to see both rates increased at the same time. Cody Nelson asked what costs had not increased over the last few years and stated he thought the 3% was reasonable. Spencer Kingery moved to accept the 3% increase on water and to raise both water and wastewater at the same time. Second by Mike Isley. Motion carried. (4-0) Deen said he would get the rate information to Justin Barbour to prepare a rate ordinance.

New Business

At the request of Spencer Kingery, the order business was changed to address the request by Mark Hammons for a special exception at 208 Robinson Street to allow multifamily dwelling(s) in an area zone U1. Mayor Werling stated that the special exception had come from the BZA with no recommendation and that the Council's charge is to decide whether to allow duplexes on the property zoned U1 and not to decide the number of units that would be permitted. That decision would be made by the Planning office based on setbacks and other considerations once a site plan is presented. Mayor Werling assured those in the audience that they would be allowed to address the council, but that the order to be followed dictated that Mr. Hammons would first present his request to council; the council would then be asked for a motion and a second to allow discussion to begin; members of the council would then ask any questions of the Hammons and discuss among themselves. Those wishing to ask questions or address comments to the council would raise their hand to speak and, when recognized, state for the record their name and address and then ask questions or address comments in a respectful manner. The council would then ask any additional questions before voting on the motion.

Mark Hammons presented an overview of the duplexes planned for the property and provided background on their other developments in Delphi. Renderings of the duplex products proposed were presented with Hammons assuring that the units would be high quality. Hammons indicated that the family had ties to Delphi and they had owned the McDonald's franchise for a number of years. Patricia Hammons addressed the safety concerns raised at the BZA meeting. She noted that the street was 12' wide but that several other streets in the city were as narrow or narrower including Clyde Street which has an apartment building at the end of the street with a parking lot for multiple vehicles. She also stated she had noted very little traffic on Robinson Street during periodic observations.

Craig Potts, 102 N. Robinson Street stated his opinion that allowing multiple duplexes would create too much traffic on the narrow street where children and grandchildren now play. He stated that residents from Chamber Estates also use the road creating additional traffic. The petition presented to Council included signatures from 25 residents in the neighborhood all expressing concern about allowing duplexes to be built. Council should stand with the citizens against the special exception.

Randall Piatt, 1209 Samuel Milroy stated that residents from Chamber Estates use Robinson Street all the time despite both roads being dead ends. Robinson Street is too narrow to fit two cars. Not against housing in Delphi; seems like there are other options, including 402 S. Washington Street purchased by the City.

Piatt said that the BZA was to consider five area in evaluating the special exception for multifamily:

1. Public Safety –already have added two Habitat houses. How many more vehicles will be added for the 8 units
2. U1 –no through traffic; traffic will double; property values will go down

3. Special development will be in line with existing development; this is an area of single family homes, not multifamily
4. Adequate utilities – widening the road will take property from existing landowner; how will drainage be addressed; concern will it cause issues on adjacent properties
5. Ingress/ egress points – trash trucks, school bus, city trucks.

Monica Abbott, 201 N. Robinson says that safety issues are primary concern; increase of traffic will have negative effect on the community where children and grandchildren now play adjacent to the road.

Spencer Kingery has issues with the road; should be dead ended completely to prevent Chamber Estates from using Robinson Street; Robinson should be widened.

Sandra Flora thought that on street parking should be prohibited

Cody Nelson, if road was widened and dead ended, would that change your feeling about it. Discussion continued.

Jeff Watson, 2827 Misty Lane, thinks that Chamber Estates is a platted street

Mayor Werling says it was not built to city standards and is not part of the street inventory

Discussion continued.

Cody Nelson stated that multifamily is close by as is commercial zoning. Nelson moved to approve the special exception with the stipulation that the road be widened and that Robinson Street be blocked off at the end of street. Nelson amended his motion to stipulate at the city's expense. Consensus was to accept the amendment. Flora asked about on-street parking; can be addressed later by parking ordinance. Watson again raised questions about access to Chamber Estates. Watson said that one house was on Robinson Street.

Call for the question. Motion carried. (3-1-- Ayes: Flora, Isley, Nelson Nay: Kingery)

Mayor Werling stated that there were many more steps that would dictate how many units could be built on the property including permitting from Area Plan Commission.

Resuming the order of the meeting, Mayor Werling stated that the proposed ordinances 2022-21 and 2022-22 in the packet were to establish funds for revenue coming to the City as the result of an opioid settlement by drug companies. Werling asked that the Council consider passing the ordinances on all three readings on the night of passage.

Ordinance 2022-21 is presented on first reading to establish an unrestricted opioid fund. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (4-0)

Spencer Kingery moved to suspend the rules to allow passage on second and third readings on the day of introduction. Second by Cody Nelson. Motion carried. (4-0)

Spencer Kingery moved to pass Ordinance 2022-21 on second reading. Second by Cody Nelson. Motion carried. (4-0)

Spencer Kingery moved to pass Ordinance 2022-21 on third and final reading. Second by Cody Nelson. Motion carried. (4-0)

Ordinance 2022-22 is presented on first reading to establish aa restricted opioid fund. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (4-0)

Spencer Kingery moved to suspend the rules to allow passage on second and third readings on the day of introduction. Second by Cody Nelson. Motion carried. (4-0)

Sandra Flora moved to pass Ordinance 2022-21 on second reading. Second by Mike Isley. Motion carried. (4-0)

Spencer Kingery moved to pass Ordinance 2022-21 on third and final reading. Second by Cody Nelson. Motion carried. (4-0)

Mayor Werling indicated that proposed plans for a maintenance building and offices for the Water Department were included in the packet. The project will utilize the guaranteed savings remaining from the Drinking Water project and remaining SRF loan balance. An RFP will be advertised in the Comet and Indy Star with proposals due December 2. The plans call for adding the Street Department maintenance building to the site. We will discuss funding options for this at a later date.

Mayor Werling reminded Council of a resolution passed early in the year to set aside \$2.5 million for residential development at Burnbrae Farms. Development of that area has not progressed as quickly as hoped although the City is working with the owners on a Phase I of development. The owners have had ALTA and topographic surveys completed with the results sent to Kimley Horn to development drainage requirements for approximately 70 acres behind the Family Health Clinic and Riley Road. The KH report should be available mid-December. In the meantime the City has been working with developers on a proposed apartment building in downtown Delphi. It appears that that project could be ready to go before development of Burnbrae. The city will be eligible to receive some of the READI funds set aside for residential development but will need to match the funds on a 1:1 basis. At the December 5th meeting, the Mayor indicated she would ask for a modification that would allow the \$2.5 million set-aside to be used for any residential development in the city and would also ask for approval to designate up to \$1 million as match for READI funds from the State.

Miscellaneous Business.

Board Comments.

Sandra Flora asked about the status of the broadband project. JT Doane stated that Broadway Broadband expected to get started on Phase I by the end of November.

Adjournment.

Spencer Kingery moved to adjourn. Second by Cody Nelson. Without objection, the meeting adjourned at 8:12 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL MEETING
December 5, 2022
6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance rose for the pledge of allegiance.

Mayor Werling welcomed Dave Weckerly to the Council. Dave was appointed by the Republican Caucus to replace Gayle Conner who resigned in October as the representative for District 3. He will serve through December 31, 2023.

Clerk-Treasurer Aldrich called the roll:

Present were Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson, and Dave Weckerly.

Without objection the meeting was suspended at 6:01 p.m. and the public hearing was opened on the Preliminary Engineering Report for the expansion of the Wastewater Treatment Plant. Colin Dale and John Brand from Butler, Fairman & Seufert a quick overview of the expansion project. There being no questions or comments from those in attendance, the public hearing was closed and the Common Council meeting resumed at 6:04 p.m.

The minutes for the November 7, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Mike Isley. Without objection the minutes were approved as read.

Without objection department reports for November were added to the record for the meeting. Board reports were dispensed with due to the full agenda.

Unfinished Business.

Due to the length of the November meeting, the memo from Attorney Justin Barbour regarding whether a council person could solicit signatures on a petition on a matter that would come before the Council. The conclusion from the three-page memo, was that “the Council member’s actions here, while in violation of no law, were at odds with the commonly accepted ethical duties imposed upon elected officials. As such, conduct of this nature should be discouraged in the future, particularly where a Council member is acting under the guise of a “private person” rather than the elected official that they are.” Attorney Barbour’s memo also recommended that the Council consider adopting a code of ethics to reinforce those obligations. Mike Isley stated his opinion that a code of ethics would be a good idea. The consensus from Council was to ask Attorney Barbour to draft a code of ethics for review and possible adoption.

Mayor Werling provided an update on the Utility Maintenance building to be constructed at the site of Well #5 to house Water and Street departments. The Water department building will be funded with the remainder of the SRF funds for the Drinking Water project; the Street department building, if added to the site, would need to be funded through reserves or a bond and will be the topic of a future meeting. Mayor Werling expressed the opinion that both departments should be located together since they share equipment and often share personnel. BF&S issued an RFP for the Water department maintenance building and office with proposals due on December 2. Only one proposal was received—that from BW Construction working with GM Development. The next step is to

assemble a review panel to review the proposal and, if warranted, to proceed with negotiations on price and schedules.

New Business

Mayor Werling announced that Todd Price’s request for a special exception and variance for 418 N. Washington Street had been removed from the agenda following his decision to resubmit a revised request to the Area Plan Commission.

Ordinance 2022-23 establishing rates for Water and Wastewater utilities was introduced. The rates will be advertised in the paper and a public hearing will be held for public comment. Spencer Kingery moved to adopt the rate ordinance on first reading. Second by Dave Weckerly. Motion carried. (5-0) Following discussion on when Council might be available, a meeting time was set for 6:00 p.m. on Thursday, December 22 at the Community Center. Rates will be published in the December 7th issue of the Comet.

Resolution 2022-19 Restricting \$2.5 Million of Reserves for Residential Development was introduced by Mayor Werling. The resolution broadens the scope of the funds restricted in 2021 for development of Burnbrae Farms to include any residential development project in the City. Cody Nelson moved to approve Resolution 2022-19. Second by Spencer Kingery. Motion carried. (5-0)

Resolution 2022-20 was presented authorizing the Mayor to submit a letter of commitment of up to \$1 million from the restricted reserve as match for READI funds for residential development. Mike Isley moved to approve Resolution 2022-10. Second by Spencer Kingery. Motion carried. (5-0)

Resolution 2022-21 was presented reauthorizing the sale of a one-acre parcel on Boone’s Corner. A previously approved resolution stated that a public hearing had been held on the matter by Board of Works. The hearing was neither held nor required. A public notice that the City intends to sell the parcel to an adjacent landowner will need to be published. Cody Nelson moved to approve. Second by Mike Isley. Nelson asked if there was an access easement to the parcel. Mayor Werling indicated that there was but that it would be extinguished with the sale of the property. Motion carried. (5-0)

Resolution 2022-22 presenting proposed meeting dates for 2023 was introduced. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (5-0)

Council meetings are the first Monday of the month; or Tuesday if that date is a holiday. Meetings are at 6:00 p.m. and are held at the Community Center at 311 N. Washington Street			
Tuesday, January 6	Monday, April 3	Monday, July3	Monday, October 2
Monday, February 6	Monday, May 1	Monday, August 7	Monday, November 6
Monday, March 6	Monday June 5	Tuesday, September 5	Monday, December 4

Resolution 2022-23 was presented with proposed additional appropriations to be made by the end of the year. The additional appropriations will be advertised in the Comet on December 8. A public hearing will be held on Friday, December 16 at 8:00 a.m. at the Community Center. A vote on the resolution will be held following the hearing.

Resolution 2022-24 presenting department fund transfers was introduced. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (5-0)

FIRE:

From 2243001311 Schooling	To 2243001312 Consulting Fees	211.25
From 2243001350 Telephone	To 2243001351 Electric	7.45

MVH:

From 2201001240 Misc. Supplies	To 2201001241 Signage	466.53
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GENERAL:

From 1101003221 Mayor Fuel	To 1101003221 Mayor Office Supplies	261.88
From 1101004115 Clerk OT	To 1101004114 Clerk Part Time	945.01
From 1101004113 Utility Clerk	To 1101004114 Clerk Part Time	335.00
From 1101004112 Bookkeeper	To 1101004114 Clerk Part Time	280.00
From 1101005220 Police Garage/Motor	To 1101005210 Police Office Supplies	1,100.00
From 1101005360 Equipment/Repair	To 1101005390 Police Mental	500.00
From 1101005113 Police 1 st Class	To 1101005115 Police Probationary	2,316.16
From 1101008241 Street Mosquito Cont.	To 1101008240 Street Misc.	6,325.00
From 1101008362 Park Infrastructure	To 1101008360 Street Repairs	5,500.00
From 1101001122 Police Perf	To 1101001123 Longevity	250.00
From 1101001314 Attorney Council	To 1101001310 Attorney	2,500.00
From 1101001133 Training/Seminars	To 1101001395 Attorney	446.50
From 1101001392 Dues/Institutes	To 1101001395 Cemetery/Contract	525.00

An agreement to allow the City to contract with Make My Moves to attract remote workers to live in the City of Delphi was presented. The agreement had been signed by the Mayor contingent on approval by Council and also on the allocation of matching funds by the Lilly Endowment and IEDC. Ryan Pike from Make My Moves provided an overview by Zoom highlighting the program and its success in other communities. The total cost to Delphi to relocate five households would be \$21,000. The average salaries of remote workers in the Delphi area might be comparable to those for Southern Indiana which were in the \$67K range. The ROI with property and income tax generated plus the dollars spent in the community is substantial with breakeven occurring within the second year. Mayor Werling added that the program would provide good data on the attractiveness of Delphi to remote workers. With the apartment building and duplexes on the horizon, attracting young professionals will help minimize developer risk and encourage more residential projects. Cody Nelson stated that it looked pretty risk free as long as the matching funds from IEDC were part of the arrangement. Sandy Flora moved to approve the contract adding the stipulation that the recruitment not begin for a 6-month period to allow for housing to get underway. Second by Dave Weckerly. Motion carried. (5-0)

Mayor Werling drew Council's attention to a survey estimate included in the docket to split two acres of Mears property adjacent to Morning Heights cemetery on 300 North for the purpose of expanding the cemetery. The City owns and operates the cemetery which is at capacity without additional burial lots available. Before proceeding with the survey, the Mayor asked if there was a consensus from Council to proceed indicating that the Council would have additional

opportunity to weigh in when a sales agreement was ready. There was a consensus to proceed with the survey.

Mayor Werling asked about the Chromebooks that had been provided several years ago to members of the Board of Works and Council to use at meetings in lieu of paper copies of the docket and other documents. Those models are no longer supported and some are no longer working. Following discussion it was recommended that laptops be purchased as a better alternative to the Chromebook. Spencer Kingery made the motion for the City to purchase laptops. Second by Mike Isley. Motion carried. (5-0)

Miscellaneous Business.

Mayor Werling provided a brief update on the fiber project stating that Broadway Broadband hopes to break ground on December 21 following approvals for excavation at the BOW on December 19. The company will open an office on East Main Street at the former Team Rehab space next to the Stone House Restaurant.

JT Doane informed that Delphi Main Street was sponsoring "Santa on the Square" December 10 and 17 from 11 a.m. to 2 p.m. each Saturday at the gazebo on the Courthouse lawn.

Public Comments.

Sharon Milburn asked for clarification on the dates for special meetings. The additional appropriation public hearing will be at 8:00 a.m. on Friday, December 16. The public hearing and special meeting for water and wastewater rate increases will be 6:00 p.m. on Thursday, December 22nd. Both meetings will be held at the Community Center.

Adjournment.

Spencer Kingery moved to adjourn. Second by Mike Isley. Without objection, the meeting adjourned at 7:51 p.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING
December 16, 2022
8:00 A.M. Community Center

Mayor Werling called the special meeting to order at 8:00 a.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich called the roll:

Present were Sandra Flora, Spencer Kingery, and Dave Weckerly. Mike Isley and Cody Nelson were absent.

Without objection the meeting was suspended at 8:01 a.m. and the public hearing was opened on the additional appropriations for 2022 as duly advertised in the Comet. Dale Seward, 222 E. Franklin Street asked for an explanation as to why additional appropriations were needed. Clerk-Treasurer Aldrich explained that towards the end of the year, if spending has exceeded the amount budgeted in any accounts, an additional appropriation is needed to correct any negative positions. There being no other questions, the public hearing was closed at 8:02 p.m. and the council meeting resumed.

The minutes for the December 5, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Sandra Flora. Without objection the minutes were approved as read.

New Business

Resolution 2022-23 was presented with proposed additional appropriations to be made by the end of the year. Sandra Flora moved to approve the resolution. Second by Spencer Kingery. Motion carried. (3-0)

There being no other business or comments, Spencer Kingery moved to adjourn. Second by Sandra Flora. Without objection, the meeting adjourned at 8:04 a.m.

Mayor Anita Werling

Clerk-Treasurer, Leanne Aldrich, Attest

COMMON COUNCIL SPECIAL MEETING

December 16, 2022

8:00 A.M. Community Center

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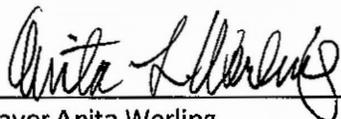
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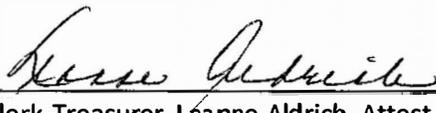
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There being no other business or comments, Spencer Kingery moved to adjourn. Second by Sandra Flora. Without objection, the meeting adjourned at 8:04 a.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest