

BOARD OF WORKS & PUBLIC SAFETY
May 2, 2022 – 5:15 PM
Community Center, 311 N. Washington Street

Mayor Anita Werling opened the meeting at 5:15 p.m.

Spencer Kingery, Anita Werling, and Kamron Yates were present.

Minutes of the April 18, 2022, meeting were presented for review. Spencer Kingery moved to approve. Second by Kamron Yates. The minutes were accepted as presented. (3-0)

Claims totaling \$545,502.93 were presented. Kamron Yates moved to approve the claims. Second by Spencer Kingery. Yates questioned the claim for INDOT. C-T Aldrich explained it was the City's portion of an audit conducted for the Gateway Trails project from the Stellar Communities initiative; the audit fee would be more than offset by a finding that HWC Engineering owed the City of Delphi more than \$9,000. Motion carried. (3-0)

Unfinished Business.

JT Doane reported that the owner of 402 S. Washington Street had boarded up an additional window and had begun removal of debris from the property. There has not been substantial compliance since the last notice to abate. Doane met the owner at the property and shared the estimates from contractors to perform the abatement and suggested the owner contact them to arrange cleanup. JT will contact the bidders for updates without removal of rear walls and floor and with removal of window and door boarding. If owner does not make substantial progress by May 16, City will move forward with abatement and charge the owner.

The property at 411 W. Franklin has been brought into compliance with all trash removed from exterior and all boarding completed.

New Business.

An excavation permit for two driveway cuts, a catch basin, and storm line on Packett Street was presented for Watson Construction for two single-family homes. Jeff Watson explained plans to run a 10" storm tile from a catch basin near the street directly to the canal at the rear of the property following a discussion with Dan McCain of the Canal Association. Superintendent Lyons expressed concern that any work done on Watsons sites be done in such a way as to not make drainage on Packett Street worse. Special Kingery moved to approve the excavation permit. Second by Mayor Werling. Motion carried. (2-0-1: Ayes—Kingery, Werling; Abstain—Yates)

Jacob Grist, 915 Samuel Milroy asked for permission to place a fence in the right-of-way on Franklin Street approximately 5 feet off the road. He agreed to make accommodations to comply with sight lines at intersections of Franklin with Connelly and Connelly with Samuel Milroy. Grist agreed that if the City later widens the road, installs curbs, or other infrastructure improvements, he would not ask for compensation if the fence were removed. With those stipulations, Second by Mayor Werling. Motion carried. (2-0-1: Ayes—Kingery, Werling; Abstain—Yates)

A service agreement supplemental for BF&S was presented for review and approval. The agreement was for \$62,100 to assist with management of the CCMG 2022-1 project, topographic survey, stormwater and road design, and utility coordination for Adams Street. It does not include bidding oversight or

construction inspection. Funds would likely come from Rainy Day. Spencer Kingery moved to approve Supplement I. Second by Mayor Werling. (2-0-1: Ayes—Kingery, Werling; Abstain—Yates)

Mayor Werling advised the Board that the City of Delphi was considering selling the two parcels north of Monroe Street at US421. As required for the disposition of property valued over \$50,000, two appraisals have been completed averaging \$150,000. The City has requested that the property be rezoned from Industrial to Urban I in keeping with its inclusion in the Canal Allocation Area of the Residential TIF approved in December 2021. Decommissioning of Well #6 is in progress. There will be a public hearing regarding the sale at the May 16th meeting of the BOW. No action was required at the May 2 meeting.

Board Comments.

Kamron thanked the police and street departments for their assistance with the Little League parade.

Clerk-Treasurer Comments.

None.

Public Comments.

Debbie Lowe asked about the \$6,200 in the claims for a hotel feasibility study. Mayor Werling indicated that the CCEDC, the Chamber and the City has commissioned a consulting firm specializing in hotel studies to complete an analysis for the Delphi area. Three proformas were completed for the brands Hampton Inn, Holiday Inn Express, and Cobblestone. The sites were at the interchange, the Burnbrae Farms development area, and one site in between.

There being no other business, Spencer Kingery moved to adjourn. Second by Kamron Yates. Without objection the meeting adjourned at 6:01 p.m.



Mayor Anita Werling



Leanne Aldrich, Attest