

COMMON COUNCIL

MAY 6, 2013

7:00 P.M.

Council President Carolyn Pearson opened the meeting due to the absence of Mayor Randy Strasser.

Roll call was given and the following council members were present for the meeting: Carolyn Pearson, Brian Garrison, Dick Traeger and Nelson Smith. John Bennett had called in and left a message that he will be present but will be 15 minutes late.

Minutes from the meeting held on April 1, 2013 were presented for approval. Brian Garrison made the motion to approve the minutes as presented. Second by Nelson Smith. Motion carried. (4-0)

OLD BUSINESS:

Corey Whitesall was not present to update the council members on the stellar projects. Dick Traeger noted construction had begun on the owner occupied housing.

NEW BUSINESS:

- A. Logsdon Property. Sharon Pattengale, sister of Wayne Logsdon, requested the council members to purchase the home owned by Wayne Logsdon. The home is in the flood plain and Mr. Logsdon was not permitted to repair his home after the flood in 2003. Brian Garrison questioned if Mrs. Pattengale had a dollar amount set. Mrs. Pattengale replied she does not but wants enough money to bury her brother. Mrs. Pattengale has a company that would demolish the home and the city could buy the empty lot. She also noted Little League would like to purchase the empty lot and use as a parking lot. Mrs. Pattengale questioned what steps she should take next. Brian Garrison expressed his concern that the council would be setting a precedent. Dick Traeger felt we need to go to Mrs. Diener, city attorney, for guidance on the issue. Nelson Smith liked the idea of Little League buying the property. No vote was taken on the issue.
- B. Kathy Mylet from Area Plan brought a current zoning map that needs to be filed at the court house. The amendment to the map would include a section being identified as zoning 1-2 Industrial at the east end of Delphi and sections of land to the south of present city limits being zoned as U-1. This would be to the city's benefit as it would make it easier for future development. Brian Garrison made the motion to approve the changes in the city zoning. Second by John Bennett. Motion carried. (5-0)
- C. John Julian of Umbaugh Associates brought two bond resolutions to the council members to approve. The bond resolutions are the first step for improvements needed for city utilities. Some of the improvements needed can be done through cash on hand; some through tax exempt loans and some projects could be handled through money that might be reimbursed from bond proceeds. Approving these bond resolutions does not require us to follow through with securing bonds. At this stage we will start incurring costs that we may want to reimburse ourselves through bond proceeds. Brian Garrison noted one bond resolution is for 1.5 million

and one is for 2 million and wanted to know what that would get us. John Julian noted it would be for legal fees, consulting fees and land acquisition. Brian Garrison questioned Leanne Aldrich for the balances on the present bonds. Leanne responded the present sewer bond would be paid off in 2014 and the water bond would be paid out in 2040. Brian Garrison asked Leanne if she had been present at any of these planning meetings. Leanne responded she had not attended any of these meetings. John Julian noted in the future Leanne would be kept informed on discussions that concerned the finances of the city. John Julian explained there is a process for spending money and this is just a step that would allow us to reimburse ourselves in the future. We are looking at possible projects and with the realization that bonds would not be handled "next week", this is just the best way to go. The needs over the next 5 years will be greater than these resolutions. The proposed resolutions will cover for the next year. Carolyn Pearson wanted information for the actual cost of these projects and John Julian replied he would defer his answer until details was worked out. John Bennett made the motion to approve Resolution 2013-4 for Water Bond and 2013-5 for Wastewater Bond. Second by Dick Traeger. Motion carried. (5-0) Carolyn Pearson thanked John Julian for attending the meeting and his explanations made this issue more understandable.

D. Department Reports:

Street – Aaron Lyons explained extra work load due to the flooding. The parks have been sanitized and ready to go. Dick Traeger wanted to know about damage to building in the parks. Aaron noted there was 6 inches of water in the Boy Scout cabin as well as the restrooms. Repairs have been completed. Nelson Smith wanted to know the cost of running the pumps in the residential area as well as the parks. Aaron feels this would total between \$1,100 to \$1,200. John Bennett wanted to know about the spring cleanup plan since the second week had to be cancelled due to flooding. Aaron explained we pay \$2,500 even if we do not reschedule. The council members determined we need to reschedule the second pick up. Carolyn Pearson feels we need to address a different way to handle spring clean up. Carolyn explained she feels we need to do curb pick up but feels more of the residents would participate. Carolyn also noted she realizes this would cost more and thinks we could address this at budget time.

Wastewater – Dick VanSickle stated his department had to deal with flood related issues. The pumps had to be moved several times. Wastewater is now using the pump due to the loss of their raw sewage pump. Dick informed the council the BOW had addressed the need to purchase another pump. John Bennett mentioned the purchase of another pump could also allow the fire department access to the pump. There was 3 feet of water above the chlorine tank and this affected the test results.

Police – John Chapman was not present for the meeting but had submitted a written report.


Airport – Brian Stirm was not present for the meeting and did not submit a written report.


Community Development – Kevin Kologinsky was not present for the meeting but had submitted a written report.

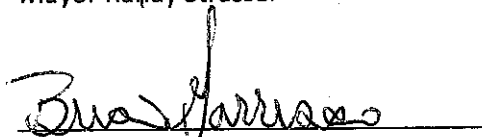
Clerk – Leanne had submitted a written report. Leanne explained the checks she had received from Indiana Unclaimed. The check from Duke Energy for \$3,500 had been deposited into general fund. The check from a supplier to the Police Department had been deposited into general fund. Leanne also explained to the council members of several funds in the general

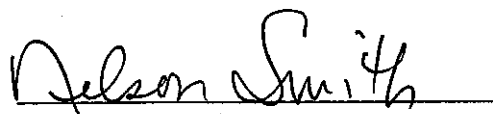
account that had not been used for 2 to 3 years and SBOA allows cities to put these balances back into the general fund. Brian Garrison made the motion to allow moving the money from the dormant funds into the general fund. Second by Nelson Smith. Motion carried. (5-0)  
Fire – Darrell Sterrett stated there had been 11 runs the past month. The men had spent 54 total hours at the fire in downtown Flora. The building committee had their first meeting. Ideas for a plan of direction had been laid out. The committee is looking at options for financial help including possible fund raisers. John Bennett questioned if a project time line had been discussed. Darrell explained they had been informed by Mayor Strasser there would be no grants available until Stellar is closed out. Therefore the committee realizes they are at least 5 years from moving forward. The committee will meet once each quarter and the next meeting will include a trip to Rossville to look over their building. The building at Rossville was built by the same company that gave Darrell a preliminary estimate.


Brian Garrison made the motion to adjourn. Second by Nelson Smith. Motion carried. (5-0)  
Meeting adjourned at 5:20 P.M.

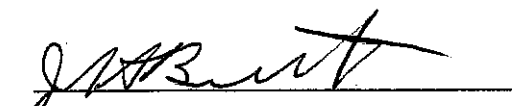
  
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Mayor Randy Strasser

  
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Carolyn Pearson, President

  
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Brian Garrison

  
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Nelson Smith

  
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Dick Traeger

  
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John Bennett