

COMMON COUNCIL
JANUARY 13, 2014
7:00 P.M.

Mayor Randy Strasser opened the meeting and led council members and guests in the pledge of allegiance to the flag.

Roll call was given and the following council members were present: Carolyn Pearson, Nelson Smith, Dick Traeger and John Bennett. Brian Garrison was absent and Mayor Strasser noted Brian had contacted him with notice he would not be able to attend the meeting.

Minutes from the council meeting of December 2, 2013 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Dick Traeger. Motion carried. (4-0)

OLD BUSINESS:

Council Election: Carolyn Pearson, presently serving as council president, offered to step aside. Carolyn explained she had served as president for many years and felt it was time for someone to fill the position. She noted the presidency requires additional time for meetings and gave one example as the need to meet with State Board of Accounts during exit interviews. Dick Traeger expressed his desire to serve and Carolyn Pearson nominated Dick Traeger to serve as President of the Common Council. Second by John Bennett. Motion carried. (4-0)

School Resource Officer: John Chapman met with Ross Striebeck and Ralph Walker and feels the school will explore other options. The state requires the school to have an officer with ties to a police department and must be a graduate of the academy. If the City of Delphi agreed to the offer from the school, the officer could be a part time reserve on the Delphi squad and could fill in on vacations. John Bennett explained John Chapman and other officers spend more and more time at the school and their support and help to the school is appreciated.

Employee Manual: Mayor Strasser explained the benefit section for the employees has changes. Nelson Smith questioned if the new policy had been approved. Mayor Strasser explained the changes to the manual had been approved by the BOW. He further explained two officers had been impacted by the changeover. Justin Wilson would lose vacation days with the new proposed plan. Chief Chapman had received 14 days of vacation time when hired and an additional day for each year served. Carolyn Pearson felt all employees were going to be the same and that was part of the purpose of making the change. Carolyn noted that Dick VanSickle loses days each year and does not come back to the BOW or council making him a loyal employee in her eyes. John Bennett feels the days given to John Chapman were part of his benefit package and therefore should not be taken away. If the days were capped for John, he would not receive additional vacation time until he worked 15 years for the city. Mayor Strasser questioned John Chapman for his thoughts on the matter. John was not sure how to respond. Nelson Smith feels John should be capped at 17 days (14 +3) until he reaches 15 years of service and all future chiefs will follow the city policy. John Bennett made the motion to cap John Chapman at 17 vacation days until he reaches 15 years of service and all future chiefs will follow

approved city policy. Justin Wilson will continue to receive his 18 days of vacation until he reaches the 15 year time. Second by Nelson Smith. Motion carried. (4-0)

NEW BUSINESS:

Mark Zimpher returned with a proposal for help from the city for the possible addition. When the addition by the High School was developed, the city helped with infrastructure in the amount of \$50,000. The road needs extended with a possible cost of \$12,000 and possible \$50,000 for infrastructure. A request to waive tap and sewer fees is part of their request. With this request comes the reality of increased income for the city with user fees and tax gains. John Bennett questioned the length of the road extension and was told it would be less and 100 feet. Carolyn questioned Aaron Lyons and Aaron explained he had not seen the prints. Carolyn asked about curbs and expressed her dislike of appearance without curbs. Aaron noted it becomes impossible for snow removal without curbs. Mark stated it cost about \$1,200 a unit to provide curbs but was open to discussion. Carolyn questioned if sidewalks would be part of the plan and was told no. Mark explained they have to look at benefits to additional maintenance as well as expense. John Bennett informed the council members the school must bus the children in an addition if there are no sidewalks. Carolyn questioned the loss of tap fees to the city and was told Zimpher would do the lateral installation to the site. We would only do the pit and meter for water. The developer is providing the infrastructure and that becomes an asset to the city. Mark explained it would not all be done at the same time, it would come with growth shown. Final approval could be as soon as the end of February. The condo plan would have a maintenance package, restrictions and association fees. Carolyn stated the addition is wanted but feels we must be responsible to cost. Nelson Smith questioned Mark for an amount. Mark Zimpher stated for the first two phases of the addition the cost would be \$62,000. Nelson stated we want the addition and we can have more discussions on curbs at a later time. Nelson Smith made the motion to approve the \$62,000 city participation in the addition. Second by Dick Traeger. Motion carried. (4-0) It was determined a resolution was not needed at this time but would be made before the money is issued and when determination of funds is made.

Traffic Ordinance: After discussion on Ordinance 2014-1, it was determined the speed limit should be for east and west bound traffic for the area from the stop light on Washington St. to the new highway. It can be approved on first reading tonight and then advertised. John Bennett questioned if we should clean up the speed limits now in place. Mayor Strasser stated without doing a traffic study it should remain the same. Carolyn Pearson made the motion to approve Ordinance 2014-1 on first reading. Second by John Bennett. Motion carried. (4-0)

Truck Traffic: An ordinance to establish a preferred route for trucks would keep truck traffic from using the section of Main St. from the stop light to the new highway. Mrs. Diener noted she can do a weight limit posting or a no multi axel. We can use an ordinance to establish and then signs can be placed. Mayor Strasser will work with Mrs. Diener and Aaron Lyons on a plan.

Department Reports:

Leanne explained the clerk's office is ready to do the W2's. A grant financial report was given to the council members.

John Chapman had submitted a written report and publicly thanked Aaron Lyons for his help on Samuel Milroy Road.

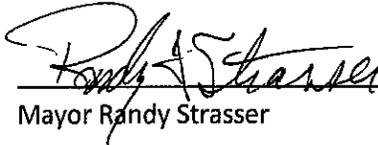
Aaron Lyons reported his department is working on yearly maintenance and had been really busy with snow removal. Aaron stressed his need for a salt barn. The last shipment had been delivered on the 27th and 2 weeks later what wasn't used was ruined. John Bennett questioned if Aaron has a solution. Aaron stated he needs a property to put a building. He has plans and prices for a 30 x 48 building, he just needs land. John Bennett asked if it would be possible to build behind Bradshaw's. That area flooded in 2003. All present agreed the need should be addressed.

Utilities: Written reports for both water and wastewater were distributed to council members. Mayor Strasser noted the schedules for bond projects were in the packets.

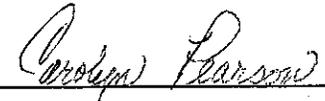
Community Development: Kevin Kologinsky reminded the members a work shop would be held on the 20th at 6:00 P.M. for Downtown Streetscapes. Owner occupied housing will soon be ready to start second phase. A spread sheet analysis of grants will be ready for the next meeting.

Mayor Strasser presented the committee appointments for the 2014 year. Mayor Strasser thanked all departments for their efforts during the last storm and also thanked the council for ensuring the departments have good equipment to handle stressful times.

Meeting adjourned at 8:55 P.M.

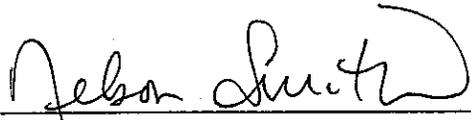


Mayor Randy Strasser



Carolyn Pearson

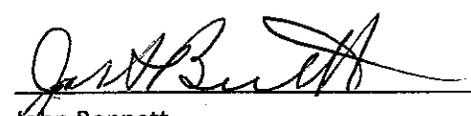
Brian Garrison



Nelson Smith



Dick Traeger



John Bennett

COMMON COUNCIL
FEBRUARY 3, 2014
7:00 P.M.

Mayor Randy Strasser called the meeting to order and led council members and guests in the pledge of allegiance to the flag.

Roll Call was given and the following council members were present: Carolyn Pearson, Dick Traeger, Nelson Smith and John Bennett. Brian Garrison was absent from the meeting.

Minutes of the meeting held on January 17, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Dick Traeger. Motion carried. (4-0)

OLD BUSINESS:

- A. SRO Officer: John Chapman reported the Sheriffs' office has declined working with the school for a resource officer. John informed the council that brings the issue back to the city. John noted the committee couldn't meet this last week but it is important they meet again. Mayor Strasser explained the committee needs to make the determination if it can happen and how. The committee then needs to report back to the council and school board. Nelson questioned why the Sheriff was not interested in participating. John Chapman feels they just don't want to do the project. John Chapman thinks the school has it all in line and thought out other than the need for a car.
- B. Façade Plan Resolution: Due to an advertising error the resolution passed in December of 2013 needs to be redone. Resolution 2014-1 would supersede 2013-8 passed on December 2, 2013. Carolyn Pearson made the motion to pass Resolution 2014-1. Second by Dick Traeger. Motion carried. (4-0)

NEW BUSINESS:

- A. Zimpher Addition: Mark Zimpher was not present for the meeting. John Bennett announced Mark was at the area plan meeting and received a favorable pass. Mayor Strasser reported he had several calls from the public sector in regards to the need for sidewalks and curbs. Carolyn Pearson noted that was her feelings from the beginning. Aaron Lyons noted it would make snow removal a simple matter with curbs. John Bennett thinks an escrow account could be set up and they could do sidewalks and curbs as a phase sold. John Bennett reminded the council they had asked for many considerations but came back for a money amount and water, sewer hookups. Carolyn Pearson stated we've approved the financial support but what about other issues. Dick Traeger noted we left the last meeting knowing there would be more to discuss and settle.
- B. Ordinance 2014-1 Traffic Schedule for Speed Limits. Main Street from the stop light to the new highway is now city responsibility. The speed limits are now the responsibility of the city. This ordinance was approved on first reading. Dick Traeger made the motion to

approve Ordinance 2014-1 on second reading. Second by Carolyn Pearson,. Motion carried. (4-0) Abigail Diener, city attorney, noted we will advertise the ordinance and pass on third reading.

- C. Resignation of Chief Chapman: Mayor Strasser apologized for emails not going out due to problems with the server. Mayor Strasser publically thanked John, noting he was fun to work with and very successful. Mayor Strasser wished John well in his new endeavor. John explained he will be helping to start a mentoring program for our youth who need and want help. There will be an after school program incorporating school work as well as lessons on life skills. John hopes this becomes a year round program. Mayor Strasser thinks this a great opportunity for John and the community will benefit in countless ways. Mayor Strasser noted 3 people have shown an interest in the position of police chief and will initiate interviews in a couple weeks. Mayor Strasser would like direction on what council members would like in a new police chief.

D. Department Reports:

John Chapman has submitted a written report on police activity. Repeaters have started coming in and have been taken to Ray Com. The repeaters should be ready in 4 to 6 weeks. An investigation on the robbery at the Tobacco Store has resulted in arrests. County as well as State Police worked with the city.

Aaron Lyons reported signs have been installed in between snowfalls. Aaron explained he is almost out of salt and this will limit the streets he can address the rest of this winter.

Secondary streets will be plowed only. Dick Traeger complemented Aaron on the work during these winter storms.

Dick VanSickle had submitted a written report for the waste and water department. A gear box that had been repaired 3 times over the years had to be replaced. Dick also noted he had completed three reports that had to go out. With all the freezing weather, the water department had several bad leaks but is keeping things going.

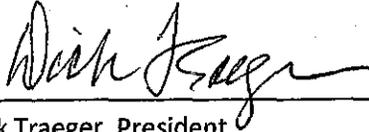
Kevin Kologinsky reported there had been some movement on the Interurban Trail. HWC is working on INODT to reroute the trail around some of the buildings and that would make the project cheaper to complete. Bidding on opera house projects should be done in March. Owner Occupied Housing has not had a good turn out so far but Kevin informed the council members he will make more contacts. The main problem is they must qualify on what their income is and it cannot be rental property.

Darrell Sterrett noted they have not had a lot of activity and they have spent time making sure they are prepared for service in bad weather.

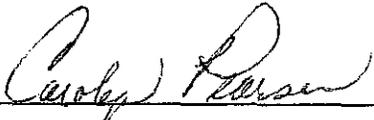
Mayor Strasser is working with the state on a couple of projects and conversations with property owners on the flood gates and well field are continuing. Mayor Strasser opened the floor to council members for questions and concerns. Nelson Smith brought up the issue with mass information as he has done in the past. Examples would be trash pickup or the traffic light that is out on Main Street. Mayor Strasser stated he thinks about this and his biggest concern is phone numbers constantly changing. More consideration needs to be given to this issue.

Meeting adjourned at 7:55 P.M.

Mayor Randy Strasser



Dick Traeger, President



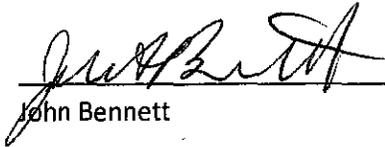
Carolyn Pearson



Brian Garrison



Nelson Smith



John Bennett



Leanne Aldrich, Clerk Treasurer

COMMON COUNCIL

MARCH 3, 2014

7:00 P.M.

Mayor Randy Strasser called the meeting to order and led all present in reciting the pledge of allegiance to the flag.

Roll Call: Dick Traeger, Carolyn Pearson, Brian Garrison, Nelson Smith and John Bennett were present for the meeting.

Minutes from the February 3, 2014 meeting were presented for approval. Dick Traeger made the motion to approve the minutes as presented. Second by Carolyn Pearson. Motion carried. (5-0)

OLD BUSINESS:

SRO- No one was present from the school for discussion. Mayor Strasser reported John Chapman and one school board member had attended the last meeting. Brian Garrison stated he had not been called back after the first meeting had been cancelled. Nelson Smith did not receive a call for the meeting. Brian stated issues for concern had been stated by Leanne and he thought the school was ready to go forward except for the need for a car. Mayor Strasser noted the city is not involved but the committee needs to get together to realize all working components and then make recommendations. Brian stated he thought we did let them know that we couldn't be involved. Mayor Strasser questioned if the council was ready to dismiss the issue or move forward. Brian stated he was ready to dismiss. Dick Traeger feels there are loose ends and feels we need to make a determination. Dick feels another meeting should be held, establish a plan and then make a determination. Nelson Smith stated the bottom line at previous meeting established the city would not put money into this project. Mayor Strasser stated the code establishes the officer must be certified and tied to a department. Brian Garrison did not read this information in the codes and would need to see the code being used as a reference. Mayor Strasser questioned if the council wants to table the issue until a meeting is called and then address at next meeting. Brian asked the Mayor if he was in putting himself on the committee. Mayor Strasser stated he was not – just setting up the meeting. Issue was tabled until the next council meeting.

NEW BUSINESS:

Aaron Lyons from the street department brought the issue of recycling to the council members. Aaron explained we have two options.

Option 1: Currently we are in a contract with CCRC. The truck used for recycling is in bad shape and Aaron does the maintenance when needed and that is constant. The current contract is held with Flora, Burlington and Delphi. Flora contributes \$21,000+, Burlington contributes \$9,000 and Delphi puts \$25,000 towards the recycling. A new truck would cost over \$151,000 and would make us enter into another 5 year contract with CCRC. The truck is owned by CCRC and the employee is paid out of CCRC funds. At the present time, CCRC has over \$90,000 in the account. If a new truck is purchased, Flora would apply for a grant on a yearly basis and that makes the truck payment. Service would continue as in the past. A new truck could not be purchased until the grant has been applied for and awarded.

Option 2: A contract could be entered into with our current trash provider. The service to the city would change. One half of the city would be picked up on a Monday and the following Monday the other half of the city would be serviced. This means each household would receive service two times each month versus the weekly service with CCRC. Businesses will not be picked up with this service. At the present time, CCRC picks up from businesses and there is no charge. Aaron explained this was set up this way when the trash system changed. There would be an increase of cost to the city.

Aaron explained that Flora and Burlington are willing to purchase a new truck and continue with service. Carolyn Pearson feels a responsibility to CCRC and realizes they can't afford to continue operations without our participation. Carolyn also stated the local businesses should be paying for this service. Carolyn appreciates the effort made by Aaron to provide options but feels we should remain with CCRC. Nelson Smith stated if we can get a grant, purchase a new truck and keep the present schedules, we should continue with the present plan. Dick Traeger stated people have problems adjusting to change and he is not comfortable with taking their service to 2 times a month. Dick Traeger made the motion to secure grant funds, purchase a new truck and continue with service as is. Second by John Bennett. Motion carried. (5-0)

Mayor Strasser announced there will be a announcement for the approval of the loft apartment project with Kellar. Area IV is the lead agent. This is an \$8,000,000 project. Options will be taken on properties and should be ready to start after a 4to 6 week process with state agencies. Dick Traeger he understood the project will be in early 2015. Carolyn Pearson questioned about parking for the apartments and Mayor Strasser reported this issue is part of Stellar and is currently being worked on. This meeting will be held on Friday at 10:30A.M. in the REMC board room.

Mayor Strasser introduced Brock Dawson of Obear, Overholser and Huffer. Mr. Dawson has been working with Abby since August. Abby will be stepping down from her position as city attorney and Mr. Dawson will take over her duties.

Department Reports:

Clerk's Office: Leanne reported the 100R, Debt Report and Annual Report has been completed.

Area Plan: John Bennett reported 20+ people attended the public meeting held at the court house concerning the new ordinance. John attended the committee meeting and it was tabled. There will be a public meeting held on the 5th of April at 1:00 and after that the commissioners will have 90 days to approve or disapprove . If they disapprove it will return to Area Plan to consider and if they ignore it becomes an automatic pass.

Airport: John Gingrich reported there was nothing to address with the council. John will give the council members an update within the next couple months. On the 17th of March packets will be going out for bids on the new hanger. John Gingrich is the new president and Brent Flory has stepped up to be on the airport board.

Street: Aaron reported snow removal has remained an issue and maintenance on the equipment. John Bennett questioned the status of a salt storage building. Aaron stated nothing in the works.

Wastewater: Dick reported a mishap with carbon source due to driver making error. John Bennett questioned if we are looking at upgrading the lift station. Dick replied the check valve needs to be replaced and the lines need worked on.

Fire: Darrell reported on 16 calls, 2 water rescues. The building committee has been meeting and looking at financial sources. They are also looking at a truck that is due to be replaced in 2016 according to their capital plan. Mayor Strasser asked Darrell to make the capital plan available to the council members and Darrell replied they had done so at budget time but will do again.

Mayor: Mayor Strasser reported Mark Zimpher had been in and working with their people on the issues with drainage and will continue to work with Aaron and Dick. Preliminary subdivision plans had been given to Brock Dawson. Mayor Strasser also reported they did agree to curbs and sidewalks.

Mayor Strasser noted the following dates for the council members:

Wednesday of this week – pre bid on Opera House

Friday the 7th – Press Release

10th and 12th – Road School and Mayor Strasser asked to speak on safety issues and the decline in accidents.

19th of March – bids opened at city building

Airport will be sending out packets on the 17th of March

Homes are being looked at for the owner occupied housing second phase.

Mayor Strasser also thanked the street department and utilities for keeping things going during all the bad weather.

John Bennett made the motion to adjourn. Second by Brian Garrison. (5-0) Meeting adjourned at 8:15 .



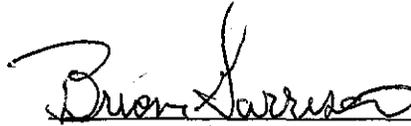
Mayor Randy Strasser



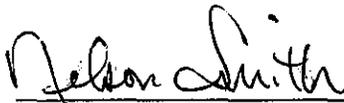
Dick Traeger, President



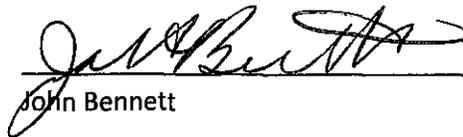
Carolyn Pearson



Brian Garrison



Nelson Smith



John Bennett

COMMON COUNCIL

APRIL 7, 2014

7:00 P.M.

Mayor Strasser opened the meeting and led council members and guest in the pledge of allegiance to the flag.

Roll Call was given and Dick Traeger, Brian Garrison, Carolyn Pearson, John Bennett and Nelson Smith were present.

Minutes from the meeting held on the 3rd of March, 2014 were presented for approval. Dick Traeger made the motion to approve the minutes as presented. Second by John Bennett. Motion carried. (5-0)

OLD BUSINESS:

- A. SRO: The school has not had any more communications with the Mayor. Brian Garrison talked to Kyle Treble and found he had been placed in charge with meetings. Nelson Smith noted he had received an email from Kyle.
- B. Truck restriction ordinance: Mayor Strasser reminded the council members this issue had been discussed several months ago. Carolyn Pearson stated she did not remember it being discussed, just mentioned by the mayor. Brian noticed there was no weight limit in the ordinance. Carolyn questioned when the ordinance would be in effect. Brock Dawson noted we could put up signs in the winter and take down when we wanted. Mayor Strasser and Brock Dawson stated The Andersons was in agreement. Carolyn asked for clarification – is it from stop light to new highway? Carolyn questioned the possibility of the signs going up and never coming down. John Bennett wanted to know if we needed a time line. Brock stated the construction of the ordinance allows the street department to put the signs up and to take down whenever. Mayor Strasser reported The Andersons agree to the frost time line. Mayor Strasser offered to bring back next month with desired council changes. Brian feels we could put the frost time line and weight limit in the ordinance. Brian feels the ordinance is too open the way it is presently written.
- C. Ordinance 2014-1 (Ordinance amending chapter 75: Traffic Speed) Carolyn Pearson made the motion to approve 2014-1 on 3rd and final reading. Second by Dick Traeger. Motion carried. (5-0)

NEW BUSINESS:

- A. Steve Mullin was presented to the council members. Steve was sworn in today as Chief of Police. Steve informed the council members he was looking forward to serving and improving the department. He hopes the council members will feel free to contact him if there are cares or concerns they want to address.
- B. Historic Home: Mayor Strasser is working with the preservation society. This home is a landmark and due to sell at auction. Mayor Strasser has been in touch with Joe Donnelly and Fannie Mae and as of now the home has been taken off the auction list. Mayor Strasser

hopes to get this home in the hands of someone who will keep and restore. There will be no commitment from the city. Dick Traeger informed the council members DPS is not interested in this property. Their hope is for a private party to purchase the property and restore. Hopefully grants could be found to help with the project.

- C. Interest: A lot of interest has been shown from individuals for the building formerly used by Family Services. INDOT is interested in saving the building and seeing it utilized. INDOT could possibly use part of the building for an area office. This building was in the construction right of way and the state bought the building. John Bennett wanted to know about the extra land and if it could be used to tie in to trails? Kevin Kologinsky stated INDOT was aware but this was not a good time.

John Bennett asked if we had a plan to address the rain water working against homes in the area of Water and Hamilton Streets. John would like for Dick to add the plan in his monthly report. Brian Garrison stated this was not the first time. Mayor Strasser explained we are only having this problem in one area due to a broken line by Andersons. F&K is still finalizing and should be done within the next couple months with sewer and water lines. Brian Garrison didn't understand why the explanation concerned the east end by Andersons instead of the area around Hamilton Street. This problem existed before HHH and at one time you said the problem came from the area by Save A Lot. Brock Dawson stated there is an ongoing tort claim and that stops us from discussing this issue. John Bennett asked Brock to explain what a tort claim was following the meeting. Rick Acheson questioned what are the main lines for where his home is located on Water Street. No more discussion was held.

DEPARTMENT REPORTS:

Clerk: Leanne reported the lightning on the 3rd took out the new server recently installed in the city building. The auditors from SBOA are here and have started their federal audit of our financial records. We submitted our debt report on gateway before the deadline date and there are still cities and towns that have not submitted their reports.

Street: Aaron reported they are finally done with snow removal and have serviced and stored the equipment. Only one section of the city needs street signs. Aaron reminded everyone the curb side trash pickup will be this Saturday and to have it curbside by 7 AM. Nelson Smith stated he is happy it is back to curb pickup. John Bennett wanted to know what is happening with the CCRC truck. Aaron reported he had found a truck in Pennsylvania and will get with Joretta Tinsman to start the grant process. The truck is a new 2011 chassis and preomission and will save \$15,000.00.

Utilities: Dick VanSickle was ill and not present for the meeting.

Community Development: Kevin Kologinsky gave a written report and spoke on the issues.

The Interurban Train – INDOT has agreed to absorb costs for extras.

Freedom Bridge – 85% done – completion date is August.

Facades – The grant is not in place with funding and there are some buildings he is not sure if they will be worth doing.

Opera House – construction will begin soon.

Owner Occupied Housing – 65 owners had been solicited and so far only 5 applications back. One of these has financial issues so really down to 4. Another 12 applications are wanted for this cycle. Nelson

questioned if enough homes will be found. Mayor Strasser stated Shawn Cain had been in for a meeting and he feels we will find enough homes. Nelson wanted to know if this will be the last round. Kevin noted this will be the last with the stellar projects but the city could do this on their own at any time but it would not be 100% reimbursable. It would take involvement by the city and owners.

Fire: Darrell passed out a capital plan and noted a building and 2 trucks are needed. The fire department will be working with Umbaugh & Associates to look at the process. John Bennett wanted to know what Darrell could get a grant for the building. Mayor Strasser stated CDBG grants will have to be completed in Stellar before the Fire Territory would be eligible. Darrell noted without grants the department has two options. Option one would be a loan and option 2 would be a shell and finish as has funds. The building committee will be meeting again this month.

Airport: John Gingrich, President of the Airport Board and Lori Curless of NGC addressed the council members. A fly in will be held on the 17th of May and this will be in connection with the Transportation Festival. Current projects include working on the fence as well as painting things to make a better appearance. Due to weather there were no fuel sales in January and February. Sales are starting to pickup with the better weather. Lori explained they have advertised to work with banks to build a new hanger. Indiana Finance Authority allows several airports to group amount and share cost of fees. This capital plan is submitted to FAA each year as well as the city. Lori also explained the terminal is too close to the runway for safety issues and that is why a parallel runway is needed.

Area Plan: John Bennett reported the commissioners had a public meeting on a Saturday morning and 100 protested. It is assumed today would bring a veto by the commissioners on the new ordinance. John stated if anyone would like to serve he would entertain getting off the board. Six years ago the commissioners requested area plan members to write a document. Miriam Robeson volunteered to do for area plan. The commissioners gave a list of what they wanted and now the commissions stated they don't need the ordinance.

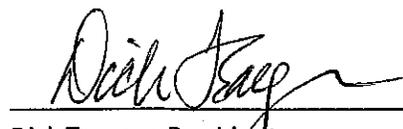
Rick Acheson wanted to know why the problem with flooding in the bottoms has not been solved. He also wanted to know how high the trail will be on the interurban bed. Will it raise the low spots and widen the bed and will it go to the railroad tracks. Mayor Strasser replied it would eventually extend that far but cautioned to keep in mind the bridge by the ballpark is too low.

Nancy Whitaker noted the DAR had dedicated the flag pole at Riley Park on 6-14-1932 and a rededication ceremony will be held on 6-13-2014. Todd Rokita will be donating a flag and attending the ceremony. Mayor Strasser noted he had given Mrs. Whitaker permission to plant the 6 urns at Riley Park as well as rejuvenate some of the flower beds.

Meeting was adjourned at 8:25 P.M.



Mayor Randy Strasser



Dick Traeger, President


Carolyn Pearson

Carolyn Pearson

Brian Garrison

Brian Garrison

Nelson Smith

Nelson Smith

John Bennett

John Bennett

COMMON COUNCIL

MAY 5, 2014

7:00 P.M.

Mayor Randy Strasser called the meeting to order.

Roll call was given and the following council members were present: Dick Traeger, Brian Garrison, Carolyn Pearson, Nelson Smith and John Bennett.

Minutes from the meeting held on April 7, 2014 were presented for approval. Brian Garrison noted in the section on SRO the name should be Ross Striebeck not Kyle Treble. Carolyn Pearson made the motion to approve the minutes as corrected. Second by Brian Garrison. Motion carried. (5-0)

NEW BUSINESS:

- A. Diamond Dash: Robin Albaugh was not present to present her request so the matter will be tabled to a later meeting.
- B. Street Vacation: Barry Emerson, attorney for Delphi School presented the ordinance and request for street vacation of part of Wabash Street. The school owns the rest of the land and this section lies behind Vine Street. This section of Wabash Street has never been improved. The school has advertised and presented a standard ordinance for vacating a section of a street. The school needs to do this in order to apply for a building permit. John Bennett questioned if this building would interfere with the drainage ditch. An easement for utilities would stay in place. Mayor Strasser questioned if anyone from the public desired to voice cares or concerns. No response from anyone attending the meeting. John Bennett made the motion to approve ordinance 2014-2 Vacate a Portion of Wabash Street on first reading. Second by Carolyn Pearson. Motion carried. (5-0)
- C. Dawn Galloway presented a resolution for designating certain real estate within Delphi as an economic revitalization area. This covers a section of Main Street and the area where the pole barn for REMC is located. Currently this generates eight thousand dollars annually and in 10 years that would amount to eighty thousand dollars. With the improvements planned, the revenue would increase to thirty thousand dollars and in ten years that would amount to three hundred thousand dollars. With the actual revenue being $\frac{1}{2}$ that would mean one hundred and fifty thousand dollars. Dawn noted she will return in June and request the Declaratory Resolution and in July will ask for the Confirmatory Resolution. The Declaratory Resolution is needed in order for her to proceed with all the forms and requirements she must comply with state regulations.
- D. Highway Relinquishment Fund: Mayor Strasser asked Leanne to explain this Ordinance to the council members. Leanne stated we had received a partial payment on the relinquishment of the highway to the City of Delphi. Five hundred thousand dollars had been deposited in our general account by the auditor of the state. Three more additional payments in the amount of two hundred fifty thousand dollars starting in October of 2014, October of 2015 and final payment in October of 2016. A fund must be established by the council and set up with revenue and appropriation accounts. This will give a permanent

record of the revenue and expenses of the relinquishment money. The ordinance was written by Mrs. Diener and establishes what expenses qualify for payment from the fund. The bridge is not included in the approved expenses as Mayor Strasser has explained the bridge is the responsibility of the county. The county has a bridge accum fund set up for bridge expenses. Carolyn Pearson made the motion to approve Ordinance 2014-3 Highway Relinquishment Fund on first reading. Second by Dick Traeger. Motion carried. (5-0)

OLD BUSINESS:

SRO: The school has offered sixty thousand dollars to cover the expenses involved for wages and benefits for the officer. There is a possibility the position will only be for 10 months of the year. Leanne expressed her concern for the other two months of the year and wanted to know if there are extra duties during the summer months. Leanne noted she is still concerned with unemployment due to the officer being paid through our office. John Bennett wanted to know if the grant is "forever". The school stated there was no guarantee for the grant money but felt with the needs of the schools it looks like it will probably be continued for a long time. Leanne stated she would like to come to the next meeting held by the committee. Nelson Smith stated an invitation to Leanne had been discussed and was going to be offered. Brian Garrison noted it felt it was a good idea. He also is concerned with 1 person in charge and covering 3 school locations and the reaction time. Carolyn Pearson stated she is concerned we are involved in the schools.

Truck Restriction 2014-4: Brian Garrison is satisfied since the weights and dates are written into the resolution. John Bennett made the motion to approve Ordinance 2014-4 on first reading. Second by Nelson Smith. Motion carried. (5-0)

Update on Bowen Property: Through the efforts of Mayor Strasser, the home is not going to auction. The property will be listed with a realtor and will be sold as owner occupied and could be owner occupied with business. Two examples would be a bed & breakfast or antique shop. Mayor Strasser has worked with Indiana Landmarks and the home is registered. His main concern is to make sure the home ends up in good hands.

Building on 300 N by HHH: Several people have contacted Mayor Strasser in regards to using the building formerly used by Family Services. Mayor Strasser has informed the state we are interested in the building if INDOT wants to give it away. INDOT paid around \$200,000+ and there is a possibility INDOT may come back to us and ask for \$50,000. The city would not have to pay this amount as it would come off the relinquishment. Carolyn Pearson remarked it is a good idea to have an information system as well as rest rooms since the trails are being expanded to that area.

DEPARTMENT REPORTS:

CLERK: Leanne noted she had given fund reports on the grants to council members. The SBOA auditors are still here and should be finishing up soon.

AREA PLAN: John Bennett reported the commissioners rejected the new zoning ordinance. At this time we are under the 1973 ordinance. This hinders development due to outdated codes. We could opt out of the county and set up our own area plan.

STREET: Aaron Lyons reported he had contacted contractors for road work and also crack and seal. Brian Garrison asked about streets downtown. Stellar will be addressing the downtown streets and the state is still responsible but also in consideration with stellar.

UTILITIES: Dick VanSickle stated this is disinfection season. Merrell Bros is hauling bio solids. Applications had to be turned in by April 11 for a position at the waste plant as well as laborer in water department. Dick would like to start the process to hire 2 employees right away. Work on determining the rain water issue in the bottoms in the works.

COMMUNITY DEVELOPMENT: Kevin Kologinsky reported the Freedom Bridge is here and primer and paint will be applied and hopefully ready to install in July. Brick work and mason work in place and work is being done on the history boards. These boards with pictures and information will be an attraction. Information has been shared for a hotel in the downtown area. Cobblestone Developers has shown interest and looking at a couple sites. They like to use local banks, builders and local investors. Work to identify blight and unsafe properties in ongoing and mainly in the north end. Sometimes loans from IHEDA can be used. These properties can be bought, knocked down, remodeled and sold.

John Bennett questioned if a Samuel Milroy monument exists and Kevin states it was a bicentennial monument and would be part of the trail.

Mayor Strasser asked for public comments.

Larry Salazar, owner of Danny's Auto reported on the 10th of April his business had been broken into and vandalized. This happened last year too. Mr. Salazar stated he left Chicago and brought his family to a small community to be safe. Mayor Strasser spoke to Mr. Salazar and would like him to meet with Chief Steve Mullin.

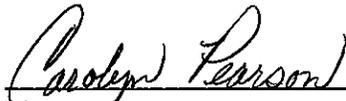
Meeting adjourned at 9:10 P.M.



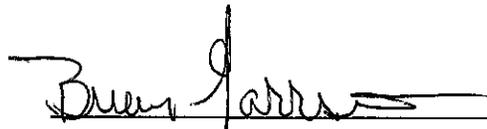
Mayor Randy Strasser



Dick Traeger, President



Carolyn Pearson



Brian Garrison



Nelson Smith



John Bennett

COMMON COUNCIL

JUNE 2, 2014

7:00 P.M.

Mayor Randy Strasser opened the meeting with leading all present in the pledge of allegiance to the flag.

Roll call was given and the following council members were present: Carolyn Pearson, Dick Traeger, Brian Garrison, Nelson Smith and John Bennett.

NEW BUSINESS:

Airport: Lori Curless of NGC and John Gingrich, President of Delphi Airport Board, presented a proposal for the construction of a new hanger financed by Security Federal. The board took bids and the low bid was \$426,000. The loan will have an interest rate of 5.125 set for 7 years. After the 7 year time period it can increase no more than 2%. Only airport revenue will be used to repay this loan. The current rent on existing hangers with proposed rent will make the payments. There will be a reimbursement from FAA and INDOT during 2017-2020. John Bennett questioned what would happen if the airport could not make the payments. Lori stated the financials are good and there are also reserve funds in the Rotary Fund. Dick Traeger questioned how safe is it to rely to FAA reimbursements. Lori responded it has always been there since she has been working with airports. Carolyn Pearson made the motion to approve Resolution 2014-4 for approval of the loan contract. Dick Traeger seconded the motion with a stipulation of 5.125% interest and for 25 years. Four council members voted aye and Brian Garrison voted nay. Motion passed.

Zimpher Update: In the near future the council will be asked to give final approval for the addition. In the meantime they have been to the drainage board, area plan and consulted with the street department as well as the water and sewer department. Water and sewer lay outs have been completed. The good news is through this process they have saved some money and will be able to do curbs in the addition. It is planned to see building start this late summer. Through planning they will reduce the amount of water that runs across the area. The first to be built will be senior condos. Rick Acheson, visitor, questioned where the sewer line will be. Mark noted it will be at the end of Masonic St. to North St. and over the hill. Mark will return after final approval from the drainage board and area plan and then it will be time to get the gold shovels out and have the grand opening.

Declaratory Resolution -2 establishes an area for economic development. Kellar needs this in order to move forward through the development process. Additional income of approximated \$150,000 will come to the city through this housing development. Carolyn Pearson made the motion to approve Declaratory Resolution 2014-2. Second by Nelson Smith. Motion carried. (5-0)

North Market St. – Polk St.: It will be necessary to go through the process to abandon a storm line and easement. Carolyn Pearson questioned what has brought this need to the city. Brock Dawson, city attorney, noted it is clouding the title and has to be removed so Kellar can purchase.

Request for special exception: Kathy Mylet from Area Plan noted she had received this information this week and will advertise and hopefully have this agreed to this month. The setbacks and

Police: Steve Mullin reported work is ongoing on the agreement for the SRO officer. Steve reported the Prosecutor's office is buying a laptop for the police department and Steve plans on buying an additional laptop out of his budget. Steve stated he was working towards a rotation of police cars to help eliminate the constant repair bills and the BOW has approved the purchase of a new car.

Fire: Darrell Sterrett did not have a formal report but did state a breathing air system has been ordered and expected by the end of the month.

Community Development: Kevin Kologinsky reported the freedom bridge is coming along and could possibly be finished by the end of July. The Floodgate grant is getting stale. There will be a team meeting for the facades. Two owners have dropped out and that will leave 32 owners participating in the program. Cobblestone Hotel will be contacting the public with a local survey. They are very interested in development in our area. They could look for \$100,000 from investors. Mayor Strasser thought maybe one or two investors could handle the project.

Clerk: Leanne reported budget time is here and we will need to get organized as her first meeting with DLGF is set for August 15th at 8:30. Leanne will have to have approved budgets as well as forms filled out in gateway for the DLGF rep.

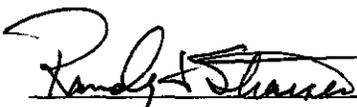
Area Plan: John Bennett did not have a report.

Mayor: Mayor Strasser reported he has been in touch with the Corps of Engineers requesting assistance in addressing flooding problems in Delphi. There is a possibility of a feasibility study and possible plans and specifications. We will have to look at our cost if the Corps of Engineers takes on this project. Mayor Strasser feels we will hear within 3 to 4 months if they agree to the project.

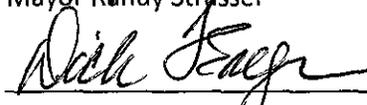
The minutes from the meeting held on May 5, 2014 were presented for approval. Carolyn Pearson made the motion to approve. Second by Dick Traeger. Motion carried. (5-0)

Jerry Weaver, visitor, stated he lived on Cook Street and had filed a claim with our insurance company from flooding issues in April. At the present time he has been notified EMC Insurance is doing a survey but he does not know what the survey is for. Brock Dawson, city attorney stated we could not discuss this at a public meeting since Mr. Weaver had filed a tort claim. Jerry Weaver stated he wants the city to buy his home. Mr. Dawson again stated the case could not be discussed publically and he would be glad to meet with Mr. Weaver at any time. Rick Acheson stated he also wants his home bought by the city. Mr. Dawson asked both individuals to call and arrange a meeting.

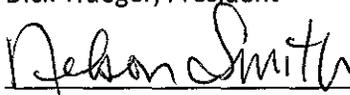
Meeting adjourned at 9:20 P.M.



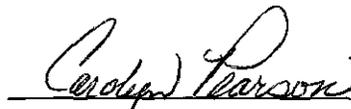
Mayor Randy Strasser



Dick Traeger, President



Nelson Smith



Carolyn Pearson



Brian Garrison



John Bennett

COMMON COUNCIL

JULY 7, 2014

7:00 P.M.

Mayor Randy Strasser opened the meeting and led council members and guests in the pledge of allegiance to the flag.

Roll call was given and the following council members were present: Carolyn Pearson, Dick Traeger, Brian Garrison, Nelson Smith and John Bennett.

Minutes from the meeting held on June 2, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes. Second by Dick Traeger. Motion carried. (5-0)

OLD BUSINESS:

- A. Mark Zimpher will be at the next meeting with final plans. Mayor Strasser reminded council members they had approved \$62,000 towards the project. Mayor Strasser feels this contribution should come from EDIT funds. Leanne reported fund 271 in general has not been used for the last several years. According to SBOA if a fund has been inactive for more than two years the fund can be retire and the money goes back into the general operating fund. After discussing the issue, council members agreed the money should come from EDIT. Mayor Strasser also noted we will need invoices to be shared with us before we may payment to Zimpher Development. Carolyn Pearson made the motion to take \$62,000 from EDIT. Second by Brian Garrison. Motion carried. (5-0)
- B. SRO Officer: A copy of the agreement with Delphi Community School for a resource office has been sent to each council member. Steve Mullin, Police Chief, stated he feels the hiring and supervision of the SRO officer would be handled by his office. Brock Dawson, city attorney, noted this agreement has be passed by the school board and if agreed to by our council the school could proceed with the grant and hiring could be done in time for the beginning of the school year. Carolyn Pearson asked Brock to elaborate on indemnification. Dick Traeger questioned if this would affect the city's insurance. Mayor Strasser noted this would not be any different than what we are doing presently. The employee will be working directly with administrators. Mayor Strasser stated he does not agree with indemnification clause. Carolyn Pearson stated she has an issue with this employee being under Steve and the school is still involved in the hiring and duties of the officer. Steve Mullin stated the local agreement spells out the duties and responsibilities and feels the agreement is well written. Salary would be \$37,000 to \$40,000 with benefits. This employee will also work some shifts for the city during the summer. The employee will also receive 2 weeks of paid vacation. It is stated in the contract the school will be responsible and absorb all costs that are not covered by the grant. Carolyn noted her appreciation of Brian and Nelson working on the committee with the school. Brian stated he agrees with the idea but is not convinced it has to be through the city. Nelson Smith feels it is a better situation than what we have now. Brock Dawson stated another possibility is for the school to hire their own employee as other schools have done. John

indemnification and does not agree it will be a forever grant. Ross Striebeck stated it will be a contract employee and the employee cannot come back for unemployment. Brock Dawson stated the council could go to plan B and strike the indemnification clause and take back to school for approval. Carolyn Pearson stated she is still not sure the city should be involved at all, feels this is a school issue for truancy and discipline. Mayor Strasser stated we have an agreement and need to make a decision. After discussion and realizing a negative motion could not be offered, Nelson Smith made the motion to approve the agreement with striking 7.06 A, B and C. Second by John Bennett. A hand vote was taken. Nelson Smith, John Bennett and Dick Traeger signaled yes. Brian Garrison and Carolyn signaled no.

NEW BUSINESS:

- a. Paul Dunbar, representing Hippensteel Funeral Home informed the council of plans to purchase the Church of Christ located at 405 Cottage St. Zoning would change from residential to business. This plan has been presented to Area Plan and they are favorable to the plan and now it is up to the city. John Bennett wanted to know about available spaces for parking. Paul stated there are 48 spaces at present time and another lot could be paved for additional parking. John also questioned Aaron Lyons about storm drains and Aaron reported there is not a storm drain. Paul stated if there is a problem he would have snow removed and hauled away from the premises. Dick Traeger made the motion to approve the zoning from residential to business. Second by Carolyn Pearson. Motion carried. (5-0)
- b. Kathy Mylet, Area Plan, noted the area on Main St. for the loft apartments is presently zoned U and needs to allow residential units in the downtown. Mayor Strasser reminded council members this is just information for tonight and Kathy will be working with Cindy Harmon and Brock Dawson and then bring the amendment to the council members. Krista Watson questioned where proper parking for these apartments would be. These issues will be handled through Stellar Streetscapes and an amendment to the parking ordinance.
- c. Airport: A need for an amendment to the resolution for financing of the new hangar. Lower interest and a better finance plan had been offered by another local bank and the previous resolution stated interest rate and bank. Dick Traeger made the motion to amend the resolution for financing as approved by the BOAC. Second by Carolyn Pearson. Motion carried. (4-1) Brian Garrison voted nay.
- d. Confirmatory Resolution 2014-3. This resolution follows the declaratory resolution previously passed by the council and approved at a previous meeting. Carolyn Pearson made the motion to approve the confirmatory Resolution for the loft apartments on Main St. and the building on Market St. Second by Dick Traeger. Motion carried. (5-0)
- e. Kevin Kramer, President of the Education Foundation requested permission of the council to use Riley Park for the annual 3 on 1 basketball tournament on the 8th of August from 4 P.M. to 10:30 P.M. Kevin would also appreciate sponsorship by the city. Carolyn Pearson made the motion to approve use of the park for the Settler Slam. Second by Nelson Smith. Motion carried. (5-0) Brian Garrison made the motion to sponsor center court for \$1,000. Second by Nelson Smith. Motion carried. (5-0) Money for the sponsorship will be taken from EDIT funds.

- f. John Brand and Make Turchi of BF&S along with Shawn Cain of KIRPC explained the process needed for the Floodgate Project. John Bennett questioned where we are with the Underhill property. Shawn Cain stated we are starting over and working with the Underhill family. A date will be set soon for the appraisals. This will be a 90/10 grant. The acquisition for well 6 must be separate due to federal money and bond money. Brian Garrison questioned how many times are we going to go through this process and each time costing the taxpayer more money. Shawn Cain noted several issues had held up the grant process. Shawn stated the grant comes first and then the purchase of land.
- g. Anita Weirling presented an update on the Opera House. There has been a release of funds. KJG has sent out notifications to contractors. A preconstruction meeting will be held this Wednesday, the 10th at 9:00 AM. Soon a ground breaking announcement will be made. Anita also supplied a copy of the amendment for \$235,179 additional cost covered by The Preservation Society requested by John Bennett at a previous meeting.

After discussing the budget process, it was determined the council would meet on the 21st and 22nd of July at 6PM for review of the department budget submitted for the 2015 year.

Department Reports:

Clerk Treasurer: Leanne explained the requirement of both SBOA and bond compliance to keep 2 months working capital in the general operating accounts of the water and wastewater department bank accounts. The excess funds should be placed in the capital appropriation line. Concerning the bonds, water has a surplus and can put the 10% required for debt reserve. Wastewater has made the last payment on the old bond and the money he held in that debt reserve could be transferred to cover the amount needed for his new bond of 2013. Additional funds could be transferred to his operating account. Leanne requested approval from the council to handle these items. Carolyn Pearson made the motion to the funds as stated. Second by Dick Traeger. Motion carried. (5-0)

Police: Steve Mullin informed the council the new police car had been ordered and this time a black impala would be the new addition to the department. Carolyn questioned if the old car would be traded in and Steve reported a final decision had not been made at this time. Two new laptops and software had been ordered and will have a 5 year warranty.

Street: Aaron Lyons stated his curb work was completed and looks good. Several trees had to be removed in the park area. John Bennett asked when the pavers would be installed on Washington St. Trail and Mayor Strasser stated when they arrived they will be installed.

Utilities: Dick VanSickle reported the 2 lift stations at Clyde and Wilson had been replaced.

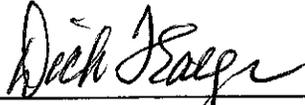
Fire: Darrell Sterrett reported hose testing was almost completed and some failures were found. The new cascade system is due to arrive this next week. New lockers had been installed for the firemen.

Community Development: Kevin Kologinsky submitted a written report to the council members. A copy of the report will be in the file of council meetings in the clerk's office. Kevin stated there had been an issue with Freedom Bridge passing inspection and that has delayed the installation. The HHH will have to close down for up to a week for the bridge to be installed.

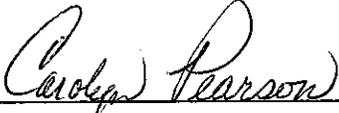
Meeting adjourned at 9:30 P.M.



Mayor Randy Strasser



Dick Traeger, President



Carolyn Pearson



Brian Garrison



Nelson Smith



John Bennett

COMMON COUNCIL

AUGUST 4, 2014

7:00 P.M.

Mayor Randy Strasser called the meeting to order and led council members and guests in the pledge of allegiance to the flag.

Roll call was given and the following council members were present: Dick Traeger, Carolyn Pearson, Brian Garrison, Nelson Smith and John Bennett.

Minutes from the meeting held on July 7, 2014 were presented for approval. Dick Traeger made the motion to accept the minutes as presented. Second by Carolyn Pearson. Motion carried. (5-0)

OLD BUSINESS:

- A. Mark Zimpher brought revised drawings of the new subdivision. One more meeting with Area Plan and the drainage board and then the prints can go to IDEM. Ground breaking should be held by the end of September. Carolyn Pearson questioned if there would be 54 structures and Mark indicated the plans were for that amount. Mark also stated this could possibly be developed over several years. John Bennett asked how the 100 years flood would affect the properties. Mark stated with the existing plans for drainage there will be less runoff water going into Gilford than presently. Mayor Strasser asked if there any other comments or concerns and the council members responded there were none.
- B. SRO: Chief Mullin notified the council members of the approval by the Delphi School of the agreement between the city and school. Chief Mullin has advertised the position and is waiting on resumes of interested applicants. The final day for submission of the resumes is the 7th of August. Brian Garrison questioned the advertising of this position. Chief Mullin explained when he received word from the school it was too late to advertise in the local paper. Chief Mullin submitted his ad to the Griffey paper and posted the ad with the school and Indiana State Police. Brian noted he does not feel the public will have the access to an online paper. Carolyn Pearson stated the way the position was advertised and the length of time for applicants to submit resumes was not acceptable to her. Brian questioned how many had submitted. Chief Mullin responded there had been 3 or 4 resumes submitted. Nelson Smith questioned how the hiring process would work. Chief Mullin explained the school would be represented by probably Ross Striebeck and would work with Chief Mullin and anyone else willing to work on the hiring process. Mayor Strasser stated this is a specialized field and that in no way is he putting down the Comet. John Bennett stated if you don't find what you need then thinks an ad should be placed in all local papers including the Journal and Courier. Dick Traeger stated the more exposure the better we stand in locating the best person for the position. Chief Mullin stated we had missed the training school for SRO officers in Indiana and the individual will probably need to attend schooling in another state.

- C. Easement Vacation – Ordinance #5: This easement involves the permanent termination and vacation of a portion of Polk Street. The vacation will make it possible to construct a building that would interfere with the city easement. Dick Traeger made the motion to approve Ordinance #5 on first reading. Second by John Bennett. Motion carried. (5-0) Carolyn Pearson made the motion to suspend the rules and pass Ordinance #5 on second reading. Second by John Bennett. Motion carried. (5-0) Carolyn Pearson made the motion to pass Ordinance #5 on second reading. Second by John Bennett. Motion carried. (5-0)
- D. Mayor Strasser informed the council members he had included an update on city zoning in their packets. No action is being requested from council members but Mayor Strasser wants direction. Mayor Strasser will continue to work with Kathy Mylet and Cynthia Harmon and will bring information back to the council in September. John Bennett wanted clarification on what agreement exists between the City of Delphi and the county. John noted a lack of knowledge and communication are the two main issues. He explained the county doesn't know why we are part of their system and John feels we need to address the issues facing the city in the future. Mayor Strasser explained state code mandates a council member on the zoning board. Laura Walls of Economic Development stated it is very important for a council member to participate on the zoning board.
- E. Theresa Maxwell reported the Rogers group will not be on the August agenda with Tippecanoe Zoning Board but will probably be back in September. Mrs. Maxwell brought a resolution the county commissioners had signed and requested the common council of Delphi also sign the resolution. John Bennett questioned Brock Dawson if we should be involved and Mr. Dawson stated it was in our area. John Bennett made the motion for council members to sign Resolution 2014 #5. Second by Carolyn Pearson. Motion carried. (5-0)

NEW BUSINESS:

- A. Budget for 2015. Mayor Strasser stated everything is going per schedule for the budget process.
- B. Economic Development Request. Laura Walls reported to the council members on activities of her office. Bonnie Maxwell, Joe Mayfield and Dick Traeger serve on her board. HHH Industrial Park development was partnered with the Redevelopment Commission. This development includes 60 acres with a detention pond. EDC exercised an option on the Gray turkey farm. EDC will transfer to redevelopment commission and they will buy the property and then turn the land over to EDC. City utilities will extend to the site. EDC has also secured another site in Liberty Township. At the present time Carroll County has more active projects than Marion County. Delphi Industrial Park is in city limits and close to having another business. In May two companies visited Delphi in one day and one of these companies is still active in their plans. Sheri Butler is a new full time office and marketing employee added to her staff. The four year contract with the city will expire next fall and is in the amount of \$30,335 and Laura requested an increase to our yearly contribution. Mrs. Walls requested we pay \$35,000 due to the increase in staff. The increase in calls and work involved with prospective new development has also increased her expenses. Brian

Garrison stated we should finish the present contract and then review the amount we contribute. Carolyn Pearson made the motion to approve the payment per present contract in the amount of \$30,335. Second by Brian Garrison. Nelson Smith, Carolyn Pearson and Brian Garrison voted aye. John Bennett voted nay. Dick Traeger abstained. Motion passed.

- C. Memorandum of Agreement on Murphy Fountain. The county owns the fountain and the city wants to restore the fountain as part of the downtown improvements. At the present time drinking water is not available at the fountain. After the restoration, drinking water will be available on both sides. Brock Dawson, city attorney stated we will sign the original agreement signed by the county council. John Bennett made the motion to approve the memorandum of agreement for Murphy Fountain. Second by Brian Garrison. Motion carried. (5-0)
- D. Stone Barn encroachment. A section of the stone barn sits in Adams Street. Brock Dawson has written a legal description of the encroachment and this will deed back to the stone barn. John Bennett made the motion to approve the new deed handling the encroachment. Second by Dick Traeger. Motion carried. (5-0) Brock Dawson stated he will issue a new deed for the council members to sign.
- E. Opera House Update. Construction has started with demolition of the Tea Room and headquarters for Shiel Saxon will be located at that site. Events now happening in Opera House II will eventually be in the Opera House. On the 20th of August at 1:00 P.M. the ground breaking for the Opera House will be held. The Lt. Governor will attend the ceremonies. We can officially celebrate the start of this project.
- F. Department Head Reports:
- Street: Aaron Lyons reported routine maintenance continues. Work on the septic in the park was helped by Dick VanSickle. Some vandalism continues to plague the parks. East Main had road work done. John Bennett mentioned he had met someone who would work on park recreation if Aaron would be interested. Aaron requested his name for future use.
- Wastewater: The annual test on the lab was "aced". Fluid Waste Service came in to video behind the plant as well as Cook and Hamilton Streets. Lots of debris is in the lines and they will give a quote for the cost of the removal. Carolyn Pearson questioned if our equipment could do the work and Dick responded he could not handle the situation.
- Police: Steve Mullin reported damage to the parks and how his department is addressing the issue. There are some problems with the new repeaters and RA Com will address. The digital recorder was damaged with lightning and new one will be placed in the police department.
- Fire: Darrell Sterrett, Fire Chief reported the new cascade system is installed and he did not have a run report ready.
- Community Development: Kevin Kologinsky reported we will negotiate with landowners soon on the floodgate project. Freedom Bridge will soon be placed spanning the new highway. One week of highway shut down will be required for the process. Gateway Trail is waiting on the pavers to arrive. Banner poles with banners will line the trail. Trees will be planted in plans with INDOT. The second phase of owner occupied housing might be down to nine participants. The Downtown Façade project will need to reduce the scope of the

project due to bids higher than estimated for the project. Opera House will as of now not be giving any tours as construction has begun. Kevin noted a hand must be given to Anita Werling for both her vision and her hard work to make the project a reality. Fighting blight, helping people keep up their homes was addressed at a recent schooling attended by Mayor Strasser, Brock Dawson and Kevin Kologinsky. We have identified four homes to buy and tear down. There is grant money available and the cost would be 10% for the city up to \$15,000. We must apply by mid September and then award by December. Title cannot be held by the City so a partner must be found. There are many ways to partner and points can be awarded for creative involvement

Airport: John Gingrich reported a slurry seal was on the blacktop. It is hoped for ground breaking on the new hangar by the first of September. John Bennett stated it was good to see a member of the airport board at the council meeting.

Mayor: Mayor Strasser reported Delphi was invited to the State Fair by the Lt. Governor. All six of the previous winners of the Stellar Communities will be present for the award to the next two winners.

The Corp of Engineers sent a letter to Mayor Strasser with their progression the levee evaluation. Elevations are needed. The high profile area is the wastewater plant and the bottoms

Rick Acheson questioned why someone was doing a survey in the bottoms. Mayor Strasser replied it was the south side of Water to Wabash Street and then to the interurban and the work was for the Interurban Trail.

Meeting adjourned at 9:10 P.M.



Mayor Randy Strasser



Carolyn Pearson



Dick Treaeger, President



Brian Garrison



Nelson Smith



John Bennett

COMMON COUNCIL
SEPTEMBER 2, 2014
7:00 P.M.

Mayor Randy Strasser opened the meeting for business and led council members and guest in the pledge of allegiance to the flag.

Roll call was given by the clerk treasurer and the following council members were present: Carolyn Pearson, Dick Traeger, Brian Garrison, Nelson Smith and John Bennett were present for the meeting. Minutes from the meeting held on August 4, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Dick Traeger. Motion carried. (5-0)

OLD BUSINESS:

- A. Mark Zimpher reported on the status of the new addition. Area Plan has approved the 2 family homes section as drawn. The drainage board will have an attorney and outside engineering firm to look over the specs and will report if is satisfactory or if there are needed items.

Belinda Morrow resides along 800 and is a concerned property owner by the addition. Mrs. Morrow is concerned with water issues as well as increased traffic on the narrow road. She wanted to know if the city will address the road issue and Mayor Strasser stated it was a county road. Mark responded the water will have a secondary drainage and this will divert water from the Morrow area. Mark assured Mrs. Morrow the homes planned for this area are single family homes with 2,000 to 3,500 sq. ft. Evergreen trees will be planted along the property line that will provide privacy as well as a good appearance. Mrs. Morrow stated she was still concerned with the late notice of Zimpher's plans and would have purchased the property had she known of the situation.

- B. Brock Dawson brought the proposed change to Ordinance 3-71 with #6 being added to the ordinance. Mayor Strasser noted the parking study showed we have plenty of parking spaces. Mayor Strasser also noted 50% of the apartments are on the 2nd floor of buildings and this does not meet current zoning. He also noted we are still looking at purchasing property for parking and we will be changing parallel to angle parking on Main St. and this will increase parking spots. Brian Garrison stated he eats at the Sandwich Shop and there is always a problem finding parking spots. Corey Whitesell of HWC stated parking is always a challenge for any city. He also stated it is rare for cities to provide all day parking lots. The angle parking on Main should be done by 2016 and the bump outs are still on the table around the square where we will lose a few spots but keep in mind we are gaining on Main St. John Bennett stated he along with the council members had worked hard on the parking ordinance and it is a hot bed. Mayor Strasser stated he often walks around downtown and there are plenty of empty spaces. Brian Garrison noted he understands we're building our city but Tippecanoe County makes the developer solve the issue and not the taxpayer. Dick Traeger stated downtown Lafayette follows their parking ordinance and does not give upstairs residences all day parking. Mayor Strasser explained Area Plan will be having a special meeting on the 16th of September and would like our council to hold a special meeting the week of the 21st. Jeff Watson stated he is concerned about legal issues as well as zoning and if we are compliant as well as buildings being grandfathered in. Jeff

expressed his concern with smashing buildings to make parking lots. The council members decided to have a special meeting on the 22nd at 6 PM to discuss this issue. Mayor Strasser stated he wants and is starting process for our own city zoning.

C. Façade Project Bidding Update: Corey Whitesell of HWC stated the bids are in on the facades and came in at 1.67 and the budget was 1.4. Kemme Construction can cut \$95,000 from his bid but this will still leave us short \$150,000. A decision needs to be made to either move forward or to rebid. KJG had contacted over 40 contractors and only 2 bids on the project. Corey feels we need to move forward and we can tighten up numbers on water projects and pull some money from other projects like streetscapes. Brian Garrison stated we are constantly being asked to provide more funds and this can't continue. Mayor Strasser noted he is constantly talking with KJF and HWC. Shawn Cain stated we have made changes from the plan but the overall program is still on target. Corey stated we need a letter for OCRA guaranteeing we have \$415,430 in funds available for this project. Carolyn stated it would be ideal if property owners would step up and contribute more. John Bennett wanted to know how far along we are with Stellar projects. Carey stated we are half way. John also asked if we could go back to owners. Shawn Cain stated we would have to go back to OCRA to arbitrate. Dick Traeger made the motion to approve the letter to OCRA in the amount of \$415,430. Second by Carolyn. Motion carried. (5-0)

D. Resolution 2014-5 needs to be signed and a copy goes to IHCD for Opera House records. Carolyn Pearson made the motion to approve resolution 2014-5. Second by Brian Garrison. Motion carried. (5-0)

E. Flood Plain Hazard Ordinance: A copy of this ordinance is filed in the Clerk's office. At this time, no action is needed. Council members need to read this and this will be addressed at a later time. There is plenty of time to work on this ordinance.

F. Department Head Reports:

Clerk: Leanne reminded the council members an additional appropriation will have to be done and filed with DLGF by the 15th of November. City share of funds will have to be cleared on the books. Funds and grants can have a negative balance but only if it will be reimbursed.

Utilities: Dick VanSickle reported grading and seeding is finished at both lift stations and some ballards are needed as protections from traffic. Accu Dig is working on the issue with debris in lines in the bottoms.

Street: Aaron Lyons attended a meeting with CCRC and Burlington has dropped out of the project. Aaron passed out a financial report on CCRC. Clerk's office did not receive a copy. John Bennett asked for clarification on the cost per household. Mayor Strasser questioned if the council would like for a committee be formed to work with Aaron on this issue. Brian Garrison and Carolyn Pearson volunteered to work on the committee.

Police: Steve Mullin gave a written report to the council members. Steve also reported the server for the police department went down and was replaced with data being saved. The new car will be delivered soon. Steve is working with Delphi Community School on the SRO position and a tentative offer has been made.

Community Development: Kevin Kologinsky reported Freedom Bridge will be set in place on the 9th of September. Due to issues, the Interurban Trail will be one year from now. Owner

Occupied Housing had 8 applicants. Brian Garrison wanted to know if time had run out in order to participate. Shawn Cain stated owners could still apply. Brock and Kevin completed the grant application for blight properties.

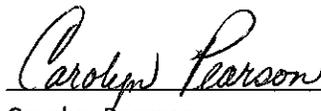
Meeting was adjourned at 9:10 PM



Mayor Randy Strasser



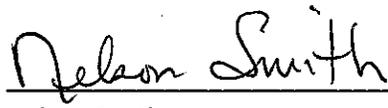
Dick Traeger, President



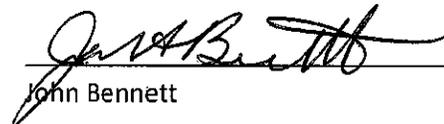
Carolyn Pearson



Brian Garrison



Nelson Smith



John Bennett

COMMON COUNCIL

OCTOBER 6, 2014

7:00 PM

Mayor Randy Strasser opened the council meeting for business.

Roll call was given and the following council members were present for the meeting: Richard Traeger, Carolyn Pearson, Brian Garrison, Nelson Smith and John Bennett.

Mayor Strasser brought Aaron Lyons to the podium for a special presentation. A gentleman from ILTAP attended the meeting in order to present Aaron a certificate of achievement. There are 400 people in the program for educational classes in roads. Aaron is the 25th street superintendent to reach the designation of master road builder.

Minutes from the September 2, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Brian Garrison. Motion carried. (5-0)

Chief Steve Mullin introduced Sharon Calles to the council members and guests. Sharon is the new SRO officer for Delphi Schools. Sharon stated she was originally from the Brookston area and eventually ended up living in Georgia. Steve noted Sharon has police and resource experience in her background. Sharon thanked the council members for allowing her to work for the city.

NEW BUSINESS:

Laura Walls informed the council members there is a company strongly considering our industrial park. The final decision has not been made by this company. The company has received a state incentive package and the owners are to make improvements including painting. Bingham, Greenup and Doll have worked on the resolution and there are no figures established in the resolution at this time. This is standard procedure. It will be necessary to advertise for a public hearing and a final resolution will be needed. This final resolution could reverse, modify or do nothing to the first resolution. On the 21st of October an announcement of the proposal will be made. On the 22nd of October an ad for the public hearing to be held on the 3rd of November will be advertised. Carolyn Pearson questioned if this abatement has been promised. Laura Walls responded it had not been promised and the company was told it would be pending council approval. Carolyn also noted she thinks there are times when these companies do not live up to the promises they make. It was stated they have to file a form each year showing they've complied. Personal property is not captured by TIF, only the improvements. Richard Traeger made the motion to approve Resolution 2014-6. Second by John Bennett. Motion carried. (5-0) Laura noted figures are not required in the preliminary but will be filled in for the public hearing and will be on file in the assessor's office on form SB1.

OLD BUSINESS:

Mark Zimpher sent an email with update. The drainage board passed their plan and they are proceeding with IDEM. They will contact the department heads after agreement with IDEM and then be ready to stake off.

Aaron Lyons reported he held a meeting with Brian Garrison, Carolyn Pearson and Leanne Aldrich. This meeting resulted in finding it was too expensive for 35% of the people who use the service. A new vehicle is needed and the business owners do not pay for the service. Burlington has pulled out of the contract and that will leave just Flora and Delphi to share the cost. We will need to give Flora notice of our final decision. CCRC funds will be divided amount the three towns. At this time we have three options: staying in with Flora and buying a new truck with no grant option, drop out or contract the service out. Aaron explained our present trash company is really not interested in contracting for our recyclables as there is no profit in this operation. Carolyn questioned if the charge to the residents for sanitation would be reduced and Leanne stated it should be. Carolyn Pearson stated she really dislikes doing away with recyclables but at this time she feels financially she must make the motion to discontinue the contract with CCRC at the end of 2014. Second by Brian Garrison. Motion carried. (5-0)
A copy of the salary ordinance for employees had been distributed to the council members in their packets. Carolyn Pearson made the motion to approve the Salary Ordinance 2014-6 on first reading. Second by Nelson Smith. Motion carried. (5-0)

A copy of the salary ordinance for elected officials had been distributed to the council members in their packets. Carolyn Pearson made the motion to pass the Salary Ordinance 2014-7 on first reading. Second by John Bennett. Motion carried. (5-0)

Leanne Aldrich had distributed a copy of the possible additional appropriation that will have to be filed with DLGF. Leanne explained as time allows for estimating the final expenses needed to be covered by the end of the year she will present the figures and the additional appropriation will have to be passed with first and second reading during one meeting. This additional appropriation will cover general expenses as well as city responsibilities for grants.

Halloween hours was discussed and it was determined Friday the 31st with hours of 6 PM to 8 PM will be set. John Bennett made the motion to approve the date and time for Halloween. Second by Brian Garrison. Motion carried. (5-0)

Dr. Thomas Brodar publically thanked an unknown officer of the city's police department. A client of Dr. Brodar told of someone who had fallen from a roof and was injured. One of our officers drove by, saw the situation and helped the victim. Dr. Brodar expressed how fortunate we were in this community to have officers who did their duty but went beyond their law enforcement duties to help those in need. Steve Mullin, police chief, thanked Dr. Brodar and explained he was not aware of this situation but would find out which officer helped and would let him know of the gratitude expressed by Dr. Brodar. Mayor Strasser stated he was not aware of this event and noted our officers are modest.

DEPARTMENT REPORTS:

Airport: John Gingrich reported the ground breaking for the new hanger was held on the 23rd of September. Mayor Strasser, Leanne Aldrich, John Bennett and Carolyn Pearson along with other guests attended the ceremony. Over ½ of the footers are in and it is scheduled to be completed by December 31, 2014.

Street: Aaron Lyons reports maintenance on the floodgates had been completed. After televising the area and sandbagging the area, the area was cleaned out. This is required by Corp of Engineers every 5 years.
Wastewater: Dick VanSickle reported another issue behind the jail with a collapse in the line with a 6 to 7 foot section being replaced. Root service had been handled on Elizabeth Connelly, Monroe and Summit Streets.

Police: Chief Mullin reported the new SRO officer has begun her work in the schools. One of the radios we purchased through riverboat will be placed in the SRO car.

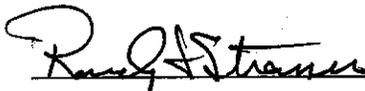
Fire: Darrell reported on runs made by the fire department.

Community Development: Meetings are continuing on the Floodgate grant and Kevin had thought this was going to die. The Freedom Bridge will be done by the 15th of November. Facades have started and the first building being addressed is the old Culligan building. The Opera House is staying on schedule. Trees are being planted along the Gateway Trail. Three more applicants have applied for phase 2 of the owner occupied housing project. An amicable manner for solving the blight homes on our list is in process.

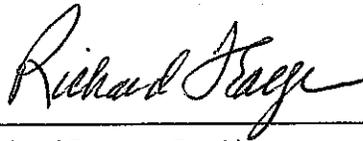
Mayor Strasser brought Craig Myers in front of the council and announced Craig has been named water superintendent. Mayor Strasser stated his appreciation of the knowledge and work ethic Craig brings to the position.

Clerk: Leanne reported she had given a copy of the Façade breakdown to the council members with financial figures brought up to date. A copy of the fund reports of the stellar grants had also been given to the council members.

Meeting was adjourned at 9:15 PM



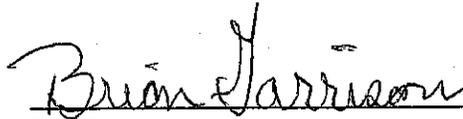
Mayor Randy Strasser



Richard Traeger, President

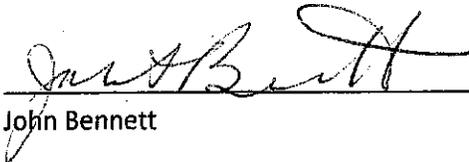


Carolyn Pearson

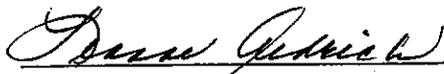


Brian Garrison

Nelson Smith



John Bennett



Leanne Aldrich, Attest

COMMON COUNCIL
NOVEMBER 3, 2014
7:00 P.M.

Mayor Randy Strasser opened the meeting and led in the pledge of allegiance to the flag.

Roll call was given and the following council members were present for the meeting: Brian Garrison, Richard Traeger, Carolyn Pearson and John Bennett. Nelson Smith was absent.

Minutes from the meeting held on October 6, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Brian Garrison. Motion carried. (4-0)

OLD BUSINESS:

Mark Zimpher reported to the council the final stages with IDEM for approval on plans concerning soil and water tables. Plans are for breaking ground within 60 days. An open house will be scheduled soon. Four reservations for lots in phase I are secured.

NEW BUSINESS:

Laura Walls of Carroll County Economic Development made the official announcement of a new industry coming to Delphi. Next Day Containers will be occupying the old Globe Valve building. Umbaugh Associates along with Bingham & Doll prepared a tax abatement schedule. The council had passed the preliminary tax abatement. SB1 has been filed with the city. A copy of the final resolution concerning the tax abatement will contain the tax schedule and a copy will be in the Carroll County Assessor's office as well as the Clerk Treasurer's office. The assessment for 2015 payable in 2016 begins the abatement. At this time Mayor Strasser suspended the council meeting and began the public hearing on Resolution 2014-7. Mayor Strasser asked for questions or concerns. There were no questions or concerns asked or stated. Brian Garrison welcomed the new company on board. Mayor Strasser reconvened the city council meeting. Richard Traeger made the motion to pass Resolution 2014-7, 5 year abatement plan. Second by John Bennett. Motion carried. (4-0)

Salary Ordinance 2014-7 for the year beginning January 1, 2015. Carolyn Pearson made the motion to approve the salary ordinance for city employees on second reading. Second by Brian Garrison. Motion carried. (4-0)

Salary Ordinance 2014-8 for the year beginning January 1, 2015. Carolyn Pearson made the motion to approve 2014-8 for elected official on second reading. Second by John Bennett. Motion carried. (4-0)

Ordinance 2014-9 Budget for 2015. Carolyn Pearson made the motion to approve ordinance 2014-9 in the amount of \$2,501,910. Second by Dick Traeger. Motion carried. (4-0)

The final figures needed for the additional appropriation will be presented at the December 3, 2014 meeting.

Other Business:

Fred Berger, resident of Delphi, passed out a sheet of data he had gathered and put together in regard to recycling. John Bennett thanked Fred for his time and effort and wasn't sure we had voted. It was established the council had voted to stop curbside recycling at the previous meeting but would look into the situation in the future. Brian Garrison assured Fred and others the council as well as the committee had looked into this issue and found the city could not afford to continue this service. With only Delphi and Flora in the contract it was not financially possible to purchase a new truck and continue the service. Carol Stradling was present and stated the city has to look at volume and transportation costs. Twenty years ago trash was paid for and recyclables were free but that has all changed. There are lots of ways to make it happen and one way would be to enter a three year contract for trash and with a reduction in cost it could help pay for recycling. Brian Garrison said we could set a trailer where we had in the past but he did not feel that was a good solution. Carol stated curbside comingled is the most expensive to operate. Mayor Strasser noted he is gathering information and working with our present trash provider to find other opportunities for recycling. Both the city and citizens must make adjustments and otherwise it will cost us more. Carol Stradling stated the street department in Renselear picks up recyclable at no cost to the homeowners. Winimac has 85% participate in curbside and Otterbin has curbside and pays a contractor out of Lafayette. Mayor Strasser thanked Fred for his work and time and stated continued work would be done on this issue.

Department Reports:

Police: Chief Mullin reported the new car had been delivered. Decals will be put on and should be on the road by mid November. A written report of stats was given to the council members. Chief Mullin stated the new SRO officer is doing well.

Waste: Dick VanSickle had given a written report. Dick noted lots of maintenance work had been done. A problem arose with pump 2 on 39 lift station but it is under warranty.

Street: Aaron Lyons stated the maintenance on the floodgates has been completed and the form sent to corp. of Engineers. Leaves are being picked up. The truck broke down for recyclables and Aaron wanted guidance on what to do about the letter to residents and the end of the year notice for recyclables. Brian Garrison stated the letter should be sent to residents and Carolyn added a notice to business owners should be sent informing there will no longer be free service for their recyclables. Aaron stated he will draft the letter and send it out.

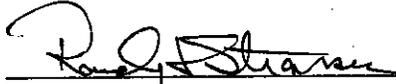
Community Development: Kevin stated there is progress on all grants but the slowest is the floodgates. Appraisals are needed and Brock Dawson is working on that. Black granite will show etching of steam engines at the pavilion of Freedom Bridge. There are now enough homes to enter into phase II of owner occupied housing. A grant for \$68,000 has been received to work on three homes. One owner has agreed to work on his property and this will free up \$26,000 for other work.

Airport: John Gingrich reported on October 24 the new floor was poured for the new hanger. The cement work and asphalt work is done. The steel for the building will be delivered in the next couple weeks.

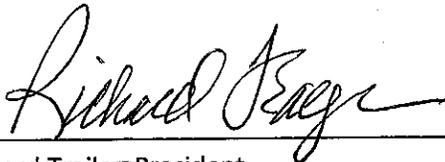
Water: Craig Myers reported Peerless drilled the monitor well and is waiting on IDEM to proceed. Radio read meters are now installed to 1/2 of Delphi.

Anita Werling gave a report on the Opera House project. Anita reported all the steel reinforcement has been completed. The concrete pads have been poured. The grand stairway is now being addressed. The project has received another grant totaling \$87,999 for theatrical systems. It is all coming together.

Meeting adjourned at 9:20 PM



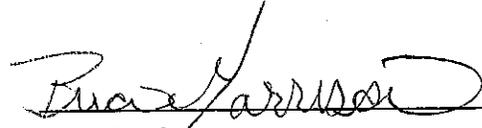
Mayor Randy Strasser



Richard Trailler, President
TRAEGER

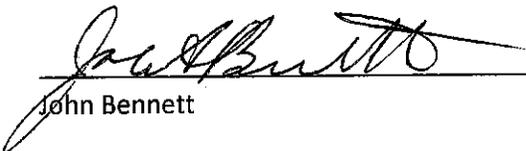


Carolyn Pearson

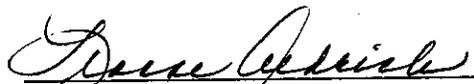


Brian Garrison

Nelson Smith



John Bennett



Leanne Aldrich, Clerk Treasurer, Attest

COMMON COUNCIL

DECEMBER 1, 2014

7:00 P.M.

Mayor Randy Strasser opened the meeting and led council members and guests in the pledge of allegiance to the flag.

Minutes from the meeting held on November 3, 2014 were presented for approval. John Bennett made the motion to approve the minutes as presented. Second by Carolyn Pearson. Motion carried. (5-0)

NEW BUSINESS:

Leanne Aldrich, Clerk Treasurer stated a special meeting will be needed to approve the final figures for the additional appropriation. The paperwork must be in the office of DLGF by the 15th of December.

Shawn Cain of KIRPC and Mike Turchi of BF&S informed the council members the state of the floodgate grant. Mike Turchi noted there was one primary change and the project was adjusted to 2 properties not 3 and this involves only right of way and easements. Shawn Cain stated she hopes to hand deliver the grant application on Friday. The total cost is \$1,807,400 and local match of \$173,802. The disaster relief funds are dwindling but Shawn feels they will work with us. A resolution and letter needs signed tonight. John Bennett questioned if the line will stay the same on the west side of one property and if the flow of the pumped water will be the same without digging out the channel on the 3rd property. Mike stated it would cost \$80 to \$100,000 to dredge the property and Shawn reminded the council members this project would have to be done after the grant is secured and it would be the city's money. Shawn reminded the funds for the grant will terminate by the end of 2014 and therefore the urgency to deliver the grant application is understandable.

Richard Traeger made the motion to approve Resolution 2014-7 allowing the submittal of grant forms to the Office of Community Affairs. Second by John Bennett. Motion carried. (5-0) John Bennett addressed Mr. Royal and questioned if he understood because of his not participating it will cause the city more expenses and the city will be unable to work with him in the future until the grant is completed.

John Bennett made the motion to approve the letter stating the city has funds for the expense of the floodgate project and to have Leanne Aldrich sign the letter. Second by Nelson Smith. Motion carried. (5-0)

DEPARTMENT HEAD REPORTS:

Wastewater: Dick VanSickle had prepared a written report for the council members. Dick noted the lift station on 300 is almost done. No questions or concerns from the council members were expressed.

Street: Aaron Lyons noted leaves were done and getting ready to set Xmas lights.

Chief of Police: A written report had been distributed to the council members and there were no further questions or concerns.

Community Development: Kevin Kologinsky reported Freedom Bridge is almost done and the wall plaques will be in place soon. Work is proceeding on the Interurban Trail. The loft apartments on Main

Street will start in one month. The façade must be completed before work can be done to the inside. The Opera House is coming along and staying on budget. The BOW will have a meeting with the owners of the home on Franklin Street as well as the home on Union Street. A special meeting will be held on the 15th and open to the public. Kevin hopes to have conclusions to the issues involving these two homes by the meeting in February.

Water: Craig Myers stated there had been a couple water leaks. Peerless Well ran a maintenance test and now waiting on IDEM to approve. Peerless is waiting to drill the well.

Fire: Darrell Sterrett stated the committee is working on a truck design to replace one of the older trucks. Darrell informed the LaFrance is an antique and the Fire Territory is not able to rebuild. At the present time the truck is parked outside covered by a tarp and is not in running condition. Someone willing to restore would be the ideal solution. Carolyn Pearson made the motion to declare the LaFrance as excess equipment and proceed to find a new owner. Second by John Bennett. Motion carried. (5-0)

Airport: John Gingrich, President of Delphi Airport Board, reported 2/3 of the steel frame of the new hanger is in place. It appears the contractor will be able to keep to his date for completion.

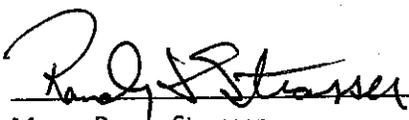
Mayor Strasser asked if anyone from the guests would like to make a statement. Mr. Royal requested to do so. Mr. Royal wanted to respond to John Bennett's earlier remark. Mr. Royal was not aware his answer to the offer from the city was final but at the same time he cannot believe the city would be involved in a project costing over \$1,000,000 and would not be willing to pay \$37,000 for an easement to his land. Mr. Royal stated he had another conversation with Mayor Strasser and was told there could be another way to handle the situation.

Mayor Strasser responded Brock Dawson heard from Mr. Royal over the past weekend and Mr. Royal was not willing to sell at our price.

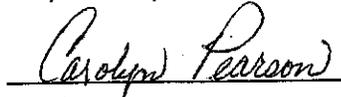
Debbie Lowe of the Comet questioned if a special meeting on streetscapes would be held on the 8th? Mayor Strasser did not have traffic figures from the state so the meeting will be later on.

Mayor Strasser noted Umbaugh will attend our next meeting and will present Stellar financials.

Meeting adjourned.



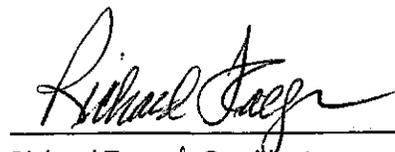
Mayor Randy Strasser



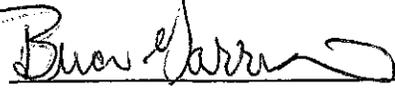
Carolyn Pearson



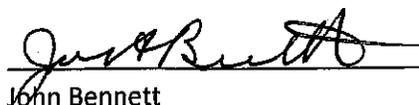
Nelson Smith



Richard Traeger, President



Brian Garrison



John Bennett