

COMMON COUNCIL
NOVEMBER 2, 2020
6:27 P.M.
COMMUNITY CENTER, 311 N. WASHINGTON STREET

Mayor Werling called the meeting to order at 6:27 p.m. and led in the Pledge of Allegiance.

Clerk-Treasurer Aldrich took the roll call:

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

Minutes from the meeting held on October 5, 2020 were presented for approval. Mike Isley moved to approve. Second by Sandra Flora. Motion carried (4-0).

OTHER BUSINESS

Levee Accreditation. A briefing on the levee accreditation project by Sanjay Patel of VS Engineering was waived since Council members were in the room as the Board of Public Works and Safety met on this matter.

Residential TIF. Larry Trapp, President of the Carroll County Redevelopment Commission discussed that residential development was a key component of the RDC's strategic plan. Trapp indicated that the Residential TIF established by the State in 2019 would allow the City and/or the County to bond for infrastructure improvements to lessen the upfront costs and make the Delphi area more attractive for residential developers. He indicated that the DLGF has to determine eligibility for establishing a residential TIF and that Deer Creek Township had qualified. To move forward, the local school board would need to pass a resolution in support of establishing the residential TIF. Trapp encouraged the City and RDC to work together to plan for future residential development. Baker Tilley is financial advisor to both the City and the RDC. A next step might be to ask them to a work session on this topic.

CCEDC. City representatives on the Carroll County Economic Development Corporation briefed the Council on activities. Joe Mayfield indicated that 10 applications had been received for the executive director position and a first round of interviews completed. A second round of interviews was expected this week. Ken Walton briefed the Council that an initial meeting was held with an industry interested in locating to the Delphi area to discuss water and wastewater requirements. Present along with Mr. Walton were the Mayor, BF&S consulting engineers, and superintendents from Water and Wastewater. Walton also indicated that the CCEDC strategic plan was proceeding with a draft expected in the next few weeks.

UNFINISHED BUSINESS

Proposed Ordinance 2020-4, *An Ordinance Amending Penalties for Ordinance Violations* was presented for third and final reading. Sandra Flora moved to pass Ordinance 2020-4. Second by Mike Isley. In discussion it was questioned by PPT Conner whether the ordinance should be amended to allow for the table of fines to be updated as new ordinances are passed without the requirement of ongoing

amendments to this ordinance. Attorney Martin suggested that this could be established by resolution at another time. With that, the motion carried. (4-0)

Proposed Ordinance 2020-9, An Ordinance Regarding Unsafe Buildings. Mike Isley moved to take the ordinance from the table. Second by Cody Nelson. Motion carried (3-1) with Gayle Conner voting nay. Cody Nelson moved to pass Ordinance 2020-9 on second reading. Second by Mike Isley. In the discussion that followed, the Council reviewed edits to the ordinance that had been provided by Cody Nelson and Spencer Kingery. Changes in language were agreed upon in each section of the ordinance. A vote on the motion to pass Ordinance 2020-9 on second reading failed. (4-0) Cody Nelson moved to pass Ordinance 2020-9 as amended on second reading. Second by Mike Isley. Motion carried. (4-0). Attorney Martin indicated that the changes agreed upon would be in the draft presented to Council at the next meeting and stated that further amendments could be made at the third reading.

Attorney Martin indicated that the Town of Flora was also reviewing an unsafe building ordinance along with a possible permit requirement to be renewed annually which would allow the town's code enforcement officer to inspect the property to ensure that it did not pose a health or safety hazard. The suggested \$100 annual fee would cover the cost of the inspection. Mayor Werling indicated that she had spoken with Flora Town board member Jake Adams about the possibility of sharing the expense of a code enforcement official with discussions expected to continue.

NEW BUSINESS

Mayor Werling referred to Resolution 2020-8 Concerning offering a Small Business Resilience Grant (SBRG) program for local businesses impacted by COVID-19. The City of Delphi received a grant from the Office of Community Affairs (OCRA) for a maximum reimbursement of \$198,600 for monies distributed to businesses that met income eligibility guidelines for CDBG funds. In the first round of grants, the City of Delphi distributed \$161,019 to 38 businesses. Of that, \$88,080 was reimbursed by OCRA leaving a possible remaining reimbursement balance of \$110,520 if a second round of grants was offered. The OCRA funds would need to be used by May 8, 2021. In the discussion that followed, the Council was receptive to offering a second round of grants. Action items before the December 7 meeting include Council members reviewing the eligibility guidelines, grant application, scoring rubric, and contacting of round one awardees on the ongoing impact of COVID-19 to their businesses.

ANNOUNCEMENTS

The 2021 Holiday Schedule and 2021 City Calendar for Trash, Recycling, and Yard Waste were distributed to Council.

COUNCIL COMMENTS AND REQUESTS

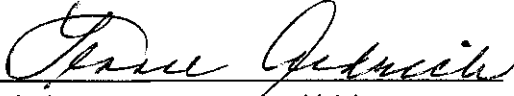
Sandra Flora expressed concern about the large dirt pile at Riley Park that is part of the Water project underway there. She had witnessed kids climbing the pile and rolling down it causing concern over safety and liability issues. Mayor Werling indicated she would ask that snow fencing be placed around the pile.

Mike Isley expressed concern that the 2-hour parking was not being enforced, particularly around the Courthouse. Mayor Werling indicated she would bring the matter to the attention of Chief McCain.

There being no public comments, Gayle Connor moved to adjourn. Second by Mike Isley. Motion carried (4-0). The meeting adjourned at 7:44 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest