

COMMON COUNCIL
September 7, 2021, 6:00 P.M.
COMMUNITY CENTER, 311 N. Washington Street

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

Clerk-Treasurer Aldrich took the roll call:

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

Minutes from the meeting held on August 2, 2021 were presented for approval. Cody Nelson moved to approve. Second by Spencer Kingery. Without objection the minutes were approved.

Minutes from the special meeting and public hearing held on August 9, 2021 were presented for approval. Cody Nelson moved to approve. Second by Sandra Flora. Without objection the minutes were approved.

REPORTS

Mayor Werling reported that the Fire Territory Executive Board met on August 24. Dan Dulin reported that installation of the generator and antenna. He also reported that mutual aid was now fully implemented and tested. The smoke trailer was transferred to D.A.R.T. for use in animal rescue in the county. Dan Hedden of Baker Tilley who thought that refinancing the loan using the building as collateral might be a good option to free up the CD for other purpose with the understanding that it would not be utilized except for interest payments for the first three years. Hedden would do further research. No vote was taken.

The Carroll County Transportation Committee met on August 16 to pass a resolution on Title VI. Kent Schumacher has agreed to be the Carroll County Title VI official

Sandra Flora reported that the Area Plan Commission met on August 24th. Jake Adams presented resolutions for County Residential TIF allocation areas as well as for RTIF allocation areas in the City of Delphi. The APC voted 6-3 to table the resolution pending MOUs being approved by the school boards. APC director Kamron Yates reported lots of rezoning requests and suggested a review of county-wide zoning.

Cody Nelson reported that the Northwest Solid Waste District met to approve claims. Department reports were incorporated by reference into the minutes.

OTHER BUSINESS

Mayor Werling introduced JT Doane who has contracted with the City as the Community Development Director. Initial focus will be reestablishing the Delphi Main Street program, assisting with the development of the ROZI project prospectus, and working with a consultant to update Delphi's comprehensive plan and zoning ordinances. JT reported that he has 11½ years of experience in state and local government. He is excited about the initiatives underway in the community and looks forward to being a part of bringing projects to completion.

NEW BUSINESS

Executive Director Jake Adams presented an update on the activities underway at the Carroll County Economic Development Corporation since joining the organization in January 2021. Adams presented the proposed 2022-23 contract for services from the Carroll County Economic Development Corporation for the City of Delphi. Changes from prior year include that the contract covers a two-year period, the

population number is 3,023 and the rate per resident is \$11.50 for a total amount of \$34,764.50 per year. Cody Nelson moved to approve. Second by Spencer Kingery. Motion carried. (3-1 Ayes: Nelson, Kingery, Flora; Nay: Conner)

Mayor Werling introduced Mike Barron and Matt Mavrick from Broadway Broadband, a division of Miami-Cass REMC to present a proposal on building out a fiber network within Delphi's corporate limits. The proposed cost of \$620,840 would cover approximately 28 linear miles serviced primarily overhead on existing poles. Residential and commercial customers would be able to get service at affordable rates: 150 MB at about \$59 per month; 300 MB at about \$80 per month with no data cap. The project could be run in phases according to priorities set by the City. According to Barron, Miami-Cass REMC is a cooperative and therefore is concerned less about profit than about providing service. Mayor Werling thanked Broadway for the proposal and indicated that the City would need to send out an RFP to invite proposals from other companies before proceeding.

The next item of new business was a discussion on how the City's \$657,000 in ARP funding might be utilized. Of the four categories of spending eligible for use of the funds, it was agreed that infrastructure investment was the best fit for the City's needs. Mayor Werling indicated that the City was just wrapping up a major enhancement to water systems and was presently working with Butler Fairman & Seufert to complete a study of the wastewater treatment plant which would need a major expansion in the next few years. As a stopgap measure, the City has applied for a SWIF grant to add a clarifier to the existing plant to provide redundancy in the system to guard against failures. After discussion a consensus was that a decision on use of the ARP funding should wait for the BF&S study on the wastewater plant. The ARP funding could be used as match for future expansion. In the interim, it was agreed that the City should also proceed with an RFP on broadband buildout in the City.

Resolution 2021-11 authorizing the City to apply for an OCRA planning grant was presented for approval. The grant would fund an update to the Comprehensive Plan and zoning ordinances. No match is required for the grant. Cody Nelson moved to approve. Second by Sandra Flora. Motion carried. (3-1 Ayes: Nelson, Kingery, Flora; Abstain: Conner)

Mayor Werling introduced the Council to the BF&S GIS Manager system demonstrating how to login and navigate to the City of Delphi mapping layers for roadways, sidewalk and ramp inventory, and water system. A quick overview of features demonstrated how to turn visibility on or off for layers and feature sets and how to query the system. Gayle Conner asked if the City would be doing a sidewalk project yet in 2021. Mayor Werling responded that there was enough time to prepare specifications and get bids for 2021; the goal would be to plan projects for 2022 and beyond. Spencer Kingery and Cody Nelson indicated that during the work session additional funding was added for sidewalks to build up a fund for future projects. Mayor Werling indicated that the funds encumbered in 2020 would continue to carry over as well.

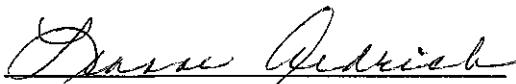
During Council comments Gayle Conner asked that the packets be sent out earlier to allow more time for review so informed decisions could be made.

Sandra Flora stated that Duke had replaced the purple light at the pole in front of her house. Mayor Werling indicated that they were in the process of replacing all of the defective bulbs throughout the city.

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



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest