

COMMON COUNCIL
October 4, 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.

A quorum being present, Mayor Werling suspended the Common Council at 6:01 p.m. and opened the public hearing on the 2022 budget. There being no one wishing to speak on the matter, the public hearing was closed at 6:02 p.m. and the Common Council meeting resumed.

Minutes from the meeting held on September 7, 2021 were presented for approval. Spencer Kingery moved to approve. Second by Cody Nelson. Without objection the minutes were approved.

REPORTS

Mayor Werling requested without objection that committee and board reports be suspended due to the length of the agenda. Department reports were incorporated by reference into the minutes.

OTHER BUSINESS

Mayor Werling asked the Council to confirm availability for the special meeting of the Council on Monday, October 18, at 6:00 p.m. at the Community Center to continue consideration of the budget ordinances and other matters. Council members confirmed availability.

NEW BUSINESS

The proposed Ordinance 2021-12 for the 2022 Budget (Gateway Form 3) was presented for consideration. To initiate discussion, Spencer Kingery moved to pass the ordinance 2021-12 on first reading. Second by Cody Nelson. Mayor Werling presented each line of Form 3 for discussion:

- Rainy Day budget of \$300,000 — 15% of 2021 General Budget minus encumbrances can be transferred to Rainy Day. The General 2021 budget was \$2,267,815; up to \$340,172 could be transferred from General Fund reserves to Rainy Day. No changes were recommended.
- General budget — \$2,860,669. No questions were asked about specific line items and no changes were recommended.
- Police Pension — \$14,935. No changes were recommended.
- LRS budget at \$50,000 — increased from \$15,000 in 2021 and to be used toward local patching and paving projects. No changes were recommended.
- MVH budget at \$300,000 — increased from \$134,500 in 2021 to be used as match for Community Crossings projects. No changes were recommended.
- CCI budget of \$20,000, up from \$6,300. Werling explained that this would use up the fund balance to apply toward renovations needed for the city building. No changes were recommended.
- EDIT budget of \$253,614, up from \$115,000 in 2021. The major changes are taking the Community Development position to full-time with benefits at the level of department head. This position will oversee planning activities, code enforcement and inspections. It also increases the budgets for Main Street and allows for the City to provide funding toward the Delphi RDC. No changes were recommended.

- The Fire Territory General budget of \$168,300, the Fire Territory Equipment Replacement budget of \$52,000, and the Fees and Fines Fund budget of \$8,000 were approved by the Township Advisory Boards and by the Fire Territory Executive Board. These items are pass through items to the City's budget as the fiscal agent for the Fire Territory. No changes were recommended.

Ordinance 2021-12 was passed on first reading with a vote of 4-0.

The remaining budget areas (not part of the Form 3) were presented for discussion:

- Solid Waste budget increased from \$122,700 in 2021 to \$137,500. Mayor Werling explained that trash collection expense was running higher than the revenue collected from fees. The Solid Waste Fund is projected to have a balance of about \$105,500 at the end of 2021. Trash collection services are out to public bid with sealed bid opening scheduled for the BOW meeting on October 18th. If the bids come in higher than the 10% increase budgeted for 2022, the Council may need to review the service fee charged to residents. Approved by consensus.
- Riverboat was increased from \$10,000 to \$15,000 in the 2022 budget. Approved by consensus.
- Highway Relinquishment Fund is budgeted for \$183,333 with the intent to use up the fund balance as part of match for Community Crossings grant(s). Approved by consensus.
- LoitSpecial Fund is budgeted for \$36,715 in 2022 with the intent of using the fund balance for maintenance projects including renovations to the City Building. Approved by consensus.

Proposed Ordinance 2021-13 Establishing Salaries for Elected and Appointed Officials was presented for first reading. Spenser Kingery moved to pass 2021-13 on first reading. Second by Cody Nelson. Councilwoman Conner noted a typo on the year and suggested adding "Pro Tempore" following "Common Council President." With concurrence on those amendments, Ordinance 2021-13 was passed on first reading. (4-0)

Proposed Ordinance 2021-14 Establishing Wages for Certain Employees was presented for first reading. Councilwoman Conner asked if the changes provided the 4% increase approved during a budget workshop and was assured that they did by Clerk-Treasurer Aldrich. A typo of "18" was changed to "168" in section 3 and section 6 wording was changed to add the verb "receive" after "Police officers will." After discussion on gym membership in section 9, it was agreed to leave the wording as is. With concurrence on those amendments, Ordinance 2021-14 was passed on first reading. (4-0)

Ken Remenschneider of Kimley-Horn presented the Burnbrae Farms development plan prepared by his firm at the request of the City of Delphi earlier this year. The 275 acres will go to auction on October 26 at 6:00 p.m. at the Wabash & Erie Canal Center. The tract of land is bounded by Prince William and Washington Street on the South, Riley Road on the West, the HHH on the north, and 200 N on the east. The plan shows low-density housing development in areas close to existing residential development; medium and higher density housing along with townhomes and apartment buildings are included in other areas of the project. A 35-acre medical complex on 200 N will provide medical offices along with an urgent care facility. The City and the CCEDC have been in communication with three potential providers for that service. A commercial node will provide space for a hotel, light retail, and a potential technology hub. Walking and biking trails connect the residential areas to Delphi's existing trail system and provide the quality of place that developers are looking for as they select communities for investment.

Mayor Werling indicated that no action was being requested on this topic at the meeting, but that Council would be asked at the October 18th meeting to recommend the adoption of the Burnbrae Farms

development plan as part of the comprehensive plan. Also on the agenda for October 18th would be a resolution indicating that the RTIF amendments to the economic development plan conform to the goals of the comprehensive plan.

JT Doane updated Council on proposals received from three broadband providers: Broadway Broadband (who addressed Council on September 7), BerryComm, and Mulberry. Following a summary of the proposals, the Council by consensus asked that Mulberry and BerryComm be invited to present one each at the next two meetings.

Mayor Werling reminded Council that they had held off a decision on use of the \$657,000 in ARP funding pending additional information on funding for the redundant clarifier project. Werling stated that a meeting with BF&S, IPC, the CCRDC, and the City was slated for Thursday to discuss funding of the clarifier project and the status on the system analysis for wastewater.

The final agenda item was consideration of a fourth round of grants for the Small Business Resilience Grant (SBRG) program which has \$73,750 remaining to be utilized from the OCRA Phase III COVID Relief bill; if not appropriated, the funds will be returned to the State. In discussion Council agreed by consensus to the following:


- Weighted scoring will favor businesses within the corporate limits, but allow businesses within one mile to apply;
- Weighted scoring will favor businesses with demonstrated need;
- Weighted scoring will favor businesses that have not received funding in prior rounds, or have not received full funding;
- Applications would open in mid-December with due date early January 2022; scoring and award announcement by mid-January; payment to awardees by late January, early February.

Mayor Werling agreed to provide Council with details on prior awards, draft application, and draft changes to the scoring rubric for consideration at the October 18th meeting.

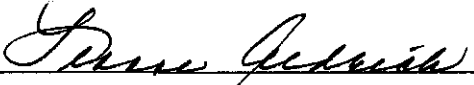
There were no Council comments or requests.

Clerk-Treasurer Aldrich updated the Council on transfer of accounts from First Financial to Security Federal explaining that the process had taken longer than anticipated but was beginning to show results. In August the General fund received \$230 in interest from First Financial; after transfer to Security Federal, the General fund (with fewer dollars) earned \$1,260 in interest for September from Security Federal. Monthly processing fees were down significantly: First Financial charges for the Water fund in August and September were \$430 and \$365 respectively. The monthly fees charged by Security Federal are \$6 per account per month—a significant savings over the year.

There being no further comments, Spencer Kingery moved to adjourn. Second by Cody Nelson. Without objection the meeting adjourned at 7:20 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest