

COMMON COUNCIL MEETING

May 2, 2022

6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:06 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

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

The minutes for the May 2, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Cody Nelson. Motion carried without objection. (5-0)

Unfinished Business.

Mayor Werling indicated that Council needed to determine the category to be used for ARPA funding of broadband installation for the City of Delphi referring to a memo from Dan Hedden in the packet. The category choices are revenue replacement vs. infrastructure. Clerk-Treasurer Aldrich was asked if one method was preferable to the other from an accounting standpoint and expressed no preference. By consensus the Council agreed to utilize the infrastructure category. An ordinance explaining the project and the category of funding will be presented at the June meeting.

New Business.

Resolution 2022-8 was presented to authorize the Mayor as signatory for CCMG agreements. Cody Nelson moved to approve. Second by Mike Isley. Motion carried. (5-0)

Proposed Ordinance 2022-8 amending the Noise Control Ordinance was presented on first reading. Gayle Conner moved to approve. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-9 Prohibiting Certain Uses of Designated Parking Spaces was presented for Council consideration. Mike Isley moved to pass Ordinance 2022-9 on first reading. Second by Spencer Kingery. Gayle Conner questioned the purpose of the ordinance stating she felt it targeted a specific business and that the City was trying to legislate every little thing. Mayor Werling stated that the ordinance was intended to provide enforcement capability for any long-term blocking of designated parking spaces within the City including dumpsters. Formerly usage of the streets and parking spaces has not been regulated except through the Street department. The new ordinance would require contractors or business owners to run requests through BOW so that it would be recorded in the minutes. Conner questioned whether the business would need to go to BOW any time they expected a delivery of materials for contractors. Werling responded that in previous meetings it was determined that cones could be placed by parking spaces where deliveries were occurring with the expectation that the spaces would be cleared within a short period of time. Spencer Kingery expressed safety concerns when materials were extending far into the street marked by cones with marginal visibility. Kingery asked about how the spaces on Wabash Street were designated on the parking map. Krista Watson was allowed to address the Council stating her concern that the ordinance would impede their business. It was determined further research was needed. Spencer Kingery moved to table Ordinance 2022-9. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-11 on Pet Waste Removal was presented for Council consideration. Cody Nelson moved to approve. Second by Spencer Kingery. Gayle Conner questioned why the ordinance was needed. Mayor Werling indicated business owners in the downtown area have complained about pet waste on the sidewalk and in planting beds by their stores. Customers have even tracked pet waste into the store. When Delphi Main Street conducted a cleanup of the sidewalks, streets, and alleys in the district a few weeks ago, pet waste was everywhere. Conner asked how the ordinance would be enforced. Werling replied that the part-time parking enforcer could be on the lookout for violators when patrolling the downtown. The City could make pet waste bags available for free at the City Building. Kingery asked whether the dog park would have a pet waste bag dispenser and trash can. Werling replied it would. Motion carried. (5-0)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-11 on second and third readings. Second by Spencer Kingery. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-11 on second reading. Second by Cody Nelson. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-11 on third and final reading. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-12 to amend the 2022 Salary Ordinance to add Area Plan Commission Member and Board of Zoning Appeals Member to the schedule. Gayle Conner moved to approve. Second by Cody Nelson. When questioned by Conner, Clerk-Treasurer Aldrich indicated that these positions had inadvertently been left off the ordinance which would need to be amended before these positions could be paid in June as scheduled. Motion carried. (5-0)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-12 on second and third readings. Second by Spencer Kingery. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-12 on second reading. Second by Mike Isley. Motion carried. (5-0)

Spencer Kingery moved to pass Ordinance 2022-12 on third and final reading. Second by Cody Nelson. Motion carried. (5-0)

Leanne Aldrich presented a business proposal from Bison Financial to offer a Financial Health benefit for City employees at no cost to the employee or the City. An overview session would be held with all employees with free lunch to give an overview of the program. Meetings would be scheduled with employees one-on-one resulting in a financial plan tailored to the individual's circumstances. This could include, for example, a family budget or other analyses. Spencer Kingery was also in attendance at a presentation by Bison and added that he felt it was a good opportunity to help employees who might be having difficulty making ends meet. By consensus the Council approved offering the benefit program.

Mayor Werling updated the Council on property owned by the City located north of Monroe Street between Pearl and Hamilton Streets and behind Save-a-Lot. Two City-owned parcels were included in the Residential TIF Canal Allocation Area approved last December. There is an interested buyer with plans for residential development of the area. The City has applied to the APC to have the property rezoned from Industrial to Urban I and will be heard at the May 24th meeting of the APC. A public notice has been published for a public hearing on the sale of the property at the May 16th BOW meeting. A timeline for the disposition of the property was provided to Council along with copies of the two appraisal documents averaging \$150,000. Werling indicated that the Council would be asked to act on the recommendation from the APC on the rezoning of the property and to review a resolution approving the method of sale of the property and a minimum bid. The bid amount would take into account the

appraisal average plus the costs of the appraisals and work being done to decommission Well #6 on the property.

Gayle Conner commented that the property was purchased from the Underhill family for \$239,000 and asked if it was in a flood plain. Mayor Werling responded that the area was in a reduced hazard zone protected by a levee.

Sandy Flora asked if the development would be for single houses or a subdivision. Werling replied that a site plan had not yet been presented from the potential purchaser. The process for the property may result in other interested parties coming forward with bids.

Miscellaneous Business.

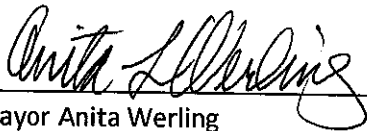
Mayor Werling addressed eight questions submitted in advance of the meeting by Councilwoman Conner.

1. Timeline for signs for the 4-Way stop to be set at Market and Monroe.
 - a. The bump out needed for placement of the stop sign on the southeast corner was part of the CCMG 2020-2 project just wrapping up with E&B Paving. The signs are in house and pavement marking tape on order. Superintendent Lyons expects to complete the installation in the next couple of weeks.
2. Timeline for sections of Union Street to become one way.
 - a. Delphi did not receive CCMG funds for microseal and sealing in this round, so Lyons contacted Pavement Solutions to schedule microseal on Union Street so striping could take place. Completion is likely by the end of May or early in June.
3. Update on Letter of Intent from Neal/Jason regarding Burnbrae Farms.
 - a. No response to the letter of intent; no request for use of funds; two developers have approached the owners with interest in taking down the land.
4. Timeline for new meter software to go online to notify residents regarding any water usage concerns.
 - a. The Water Department is still working through some issues on the install including an undercount on number of meters needed, and straightening out some customer accounts; Sensus Analytics will likely go live in a few months.
5. Update on whether trail grant money could be used to rebuild the retaining wall on Hamilton Street.
 - a. Not sure what specifically this is referring to since we do not have any trail grant funds for this area; the Council did set aside for trail maintenance the funds received from the WVPA for the transmission line easements; the WVPA easement payments will be in the order of \$82,000; the retaining wall is not really a trail maintenance. It is possible that READI funds for trails may help with this problem.
6. Timeline for new signage to be installed on Armory Road.
 - a. Skyline Signs will build the wiring boxes and install the concrete bases for the TAPCO signs; the installation should be complete by the end of May.
7. Shareholder percentages for the sewage treatment plant expansion.
 - a. Baker Tilly will have an analysis in 30-60 days; the City's PER and application was submitted to SRF on Friday, April 29th; expect to hear sometime in June.
8. Any updates on SBRG paperwork from businesses and closeout of the last round of funding.
 - a) K-IRPC had the final closeout public hearing and the city has signed closeout forms—just waiting for final signed forms back from the state; use of funds reports have been received for 8/18 of the businesses from Round IV. Final reports were due April 30, so we will now begin following up with those not returned.


Board/ Public Comments.

Councilwoman Flora expressed concern that the public comments at the last meeting stated that a councilwoman had approached a vendor at the "Do It in Delphi" event questioning how in an intimidating manner and making it appear that she spoke for the Council. Flora indicated that as one of two councilwomen, she felt that it might appear she was the person who approached the vendor. Flora wanted it clear that she did not and that any one council person could not represent the Council as a whole.

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



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest