

COMMON COUNCIL

March 6, 2023

6:00 P.M.

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

Clerk-Treasurer Aldrich called the roll. Present were Sandra Flora, Spencer Kingery, Cody Nelson, and Dave Weckerly. Mike Isley attended via Zoom.

Minutes from the February 6, 2023 meeting were presented. Spencer Kingery moved to approve. Second by Sandra Flora. Without objection, the minutes were approved as read.

At 6:02 p.m. the regular meeting was suspended and the public hearing on the Build, Operate, Transfer (BOT) proposals for the Clarifier Project was opened. Colin Dale of BF&S provided an overview stating that an RFP was advertised with proposals received from Thieneman Construction and Bowen Engineering. A scoring committee consisting of Clerk-Treasurer Aldrich, Mayor Werling, Superintendents Craig Myer and Dick VanSickle, Spencer Kingery, and JT Doane interviewed company representatives on February 1 and submitted scoring sheets resulting in Thieneman Construction being selected for the City to enter into negotiations on a Guaranteed Maximum Price (GMP) for the project. There being no public comments, the public hearing was closed at 6:04 p.m. and the regular meeting resumed. Ross Hagan from Baker Tilly attending via Zoom addressed the question of financing for the Clarifier project stating that the City had been approved for an SRF loan for the Phase I Clarifier project and that the full Wastewater Plant expansion project was also being considered by Indiana Finance Authority for SRF funding. Baker Tilly was recommending that the City consider a Bond Anticipatory Note (BAN) to finance the Clarifier project as the timeline would be shorter than SRF and as the BAN could then be rolled over to the SRF loan for Phase II. More information would be provided at the next Council meeting.

Mayor Werling, without objection, changed the order of business to take up Resolution 2023-4 regarding the BOT Design Development Agreement which was included in the Council docket. Mayor Werling explained that the attorneys for the City and Thieneman were finalizing the wording of the agreement. Resolution 2023-4 would allow the Mayor to sign the agreement once finalized and to enter into negotiations with Thieneman on the GMP. Cody Nelson moved to approve Resolution 2034-4. Second by Dave Weckerly. A roll call vote was called since Mike Isley was attending electronically. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly)

The normal order of business resumed and Clerk-Treasurer Aldrich summarized the written report that was included in the docket regarding the closing of the books for 2022 and the filing of all reports with the State and entering of reports into Gateway.

Without objection, department head reports for February 2023 were incorporated by reference into the minutes.

OTHER BUSINESS

Rachel Christenson from HWC presented an overview of the City of Delphi's Bicycle and Pedestrian Master Plan (BPMP) was funded in large part through a grant from the Indiana Department of Health.

The BPMP addresses the existing extensive trail system, future trail expansion, safety concerns, locations where improved crossings are needed, and action steps to implement the plan. The adoption process for the BPMP includes a review by the Area Plan Commission on February 28^h preceded by a public hearing. The recommendation of the APC will be presented to the Common Council on March 6 where a decision on amending the Comprehensive Land Use Plan (2-6-2023) to include the BPMP will be made. A few questions from the public addressed these issues: Doyle Moore, 204 Riley Road asked whether demographics or trail usage were gathered in the public input or surveys; Ms. Christenson responded that usage data was only indirectly gathered by the survey. Debbie Lowe (Comet) asked what areas of safety were included; Christenson responded that cameras, safer crossings, trail safety rules, and other areas were addressed.

UNFINISHED BUSINESS

Proposed Ordinance 2023-2, read by title alone, and Establishing a Code of Ethics was presented on second reading. Spencer Kingery moved to pass Ordinance 2023-2 on second reading. Second by Cody Nelson. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly)

Mayor Werling asked for a motion to suspend the rules and allow passage of Ordinance 2023-3 on third and final reading. Spencer Kingery moved to pass Ordinance 2023-2 on third and final reading. Second by Mike Isley. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly)

NEW BUSINESS

Resolution 2023-3 was introduced to Amend the Comprehensive Land Use Plan to add the Bicycle and Pedestrian Master Plan. Mayor Werling stated that a public hearing on the matter was held on February 28 at the Area Plan Commission after which the APC board voted to make a favorable recommendation to the Common Council. Spencer Kingery moved to pass Resolution 2023-3. Second by Cody Nelson. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly)

Proposed Ordinance 2023-3, read by title alone, was introduced to re-establish the Board of Parks and Recreation. The ordinance repeals Ordinance 2016-7 which replaced the Board of Parks and Recreation with a Parks Advisory Board and ceded some authority over parks to the Board of Works. Mayor Werling explained that the City was completing a five-year master parks plan which would be submitted to DNR for approval and making the City eligible for additional DNR grants. Having a Board of Parks and Recreation is also a prerequisite for grant eligibility. Dave Weckerly moved to approve Ordinance 2023-3 on first reading. Second by Cody Nelson. Sandra Flora asked about the terms for one of the board members being just a year. Attorney Robeson explained that the goal was to have staggered terms so that there would be board continuity. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly)

Proposed Ordinance 2023-4, read by title alone, designates a No Parking zone on Summit Street between Washington and Masonic Streets. Mayor Werling explained that the zone had been in effect for many years, but was not listed in the No Parking table in the Code of Ordinances. Spencer Kingery moved to pass Ordinance 2023-4 on first reading. Second by Mike Isley. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly) Mayor Werling asked to suspend the rules to allow passage of Ordinance 2023-4 on second and third readings on the night of introduction. Cody Nelson made that motion. Second by Spencer Kingery. The motion carried unanimously. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly) Spencer Kingery moved to pass Ordinance 2023-4 on second reading. Second by Cody Nelson. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly) Spencer Kingery moved to

pass Ordinance 2023-4 on third and final reading. Second by Cody Nelson. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly)

Chief Brook McCain updated Council on revisions to the Take-Home Car policy for the Police Department. Chief McCain also presented pricing options from two dealerships: Bloomington Ford and a Ford dealer in Minnesota. The department desires to purchase a total of 3 cars in fiscal 2023, one of which was budgeted. Clerk-Treasurer Aldrich indicated that there were grants available from USDA to fund police vehicles. McCain and Aldrich to explore this option before determining the funding source for the cars. McCain stated that three cars would also be requested in 2024 for a total of 10 cars in the fleet with one being a pool car. Spencer Kingery asked how that would reflect the rotation of the fleet. McCain stated that the department would likely not need to replace any vehicles until 2026. The consensus from the Council was to accept the revised Take-Home Car policy and to continue the pursuit of grants or other funding opportunities.

Bob Linley, Wastewater Utility Superintendent for Monticello, gave a presentation on the Rain Barrel program that has been in operation in Monticello for a few years in partnership with Ball Manufacturing. The City was eliminating its watering sprinkler credit program for summer months and wanted to offer an alternative. The program offers free 55-gallon plastic barrels provided by Ball Mfg. which can be tied in to downspouts to capture rainwater runoff with a simple diverter. A hose bib added to the bottom of the barrel makes watering gardens and flowers with a regular garden hose. Adding art to the barrel makes them an even more attractive addition while saving on water consumption from the utility. Mr. Lindley indicated that Monticello has 30 barrels they would be willing to provide the City of Delphi if it wished to start its own program. Mayor Werling asked those in attendance at the meeting if they would be interested in such a program; many responded that they would be interested. The consensus from the Council was to consider an ordinance to eliminate the sprinkler credit and to review participating in a water conservation program with rain barrels as one component. Attorney Robeson was asked to draft an ordinance to that effect.

MISCELLANEOUS BUSINESS

Mayor Werling provided the following updates:

- The groundbreaking ceremony with Broadway Broadband was held on February 14. Installation of fiber optic cable has begun in the southern sections of the city.
- Environmental review and due diligence is underway on the Front Street apartment building. If there are no major issues, the design phase for the apartment will begin and an open house with the developer will likely occur early in April. Properties have been secured by the developer.
- The projected project cost for the maintenance building for the Street and Water department came in much higher than anticipated from BW Construction. We are presently reviewing options including value engineering and other construction firms. A discussion of finance options will be presented at the next Council meeting.
- Reminder that the public discussion on a proposed rental property registration and inspection will be held on Wednesday, March 22 here at the Community Center at 6:30 p.m.

PUBLIC COMMENTS

Dale Seward, 222 E. Franklin Street, noted that the no parking signs along Summit Street

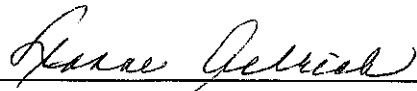
needed to be turned so that they were visible to oncoming traffic. Chief McCain indicated that this had already been done.

Denny Meyers, 929 N. Washington Street, regarding the apartment building, he thought that another open house was to be scheduled with the developer. Mayor Werling indicated that there is now a new developer involved in the project.

There being no further public comment, Spencer Kingery moved to adjourn. Second by Cody Nelson. Without objection the meeting adjourned at 7:00 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest