

COMMON COUNCIL  
2d Floor City Building, 202 S. Union Street  
September 5, 2023, 6:00 P.M.

Mayor Werling called the meeting to order at 6:04 p.m. Those in attendance rose for the pledge of allegiance.

Clerk-Treasurer Aldrich called the roll. Present were Sandra Flora, Spencer Kingery, and Dave Weckerly. Mike Isley attended via Zoom. Cody Nelson was absent. There being a quorum in the room, the meeting proceeded.

Minutes from the August 7, 2023 meeting were presented. Spencer Kingery moved to approve the minutes as read. Second by Dave Weckerly. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Minutes from the budget workshops on August 16 and August 28 were presented for review. Spencer Kingery moved to approve the minutes as read. Second by Sandra Flora. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

#### REPORTS

Without objection the department reports were incorporated by reference to the minutes for this meeting. There were no other reports.

#### NEW BUSINESS

Chief LaMar presented a Lateral Entry Policy for the Police Department. The policy would allow officers from other departments to transfer into the department keeping their longevity, vacation time, and specialty pay. Transfers would still need to go through Field Training with another officer to become familiar with local procedures. The policy was approved by the BOW with an amendment to state that candidates with more than 10 days disciplinary action from another jurisdiction would not be eligible. Spencer Kingery moved to approve the policy as amended. Second by Sandra Flora. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Chief LaMar updated Council on the purchase of a 2016 Ford Taurus which checked out okay by Complete Auto. He also stated that no update on the Bloomington Ford order for three cars had been received. Additionally, LaMar stated that finding grants to fund the three cars still needed in 2024 would be difficult. USDA, for example, might provide funding up to \$25,000 which would be only 50% of one car. Other sources are still being investigated. LaMar also recognized officer Bernhardt and McClelland for their hard work and numbers during the month.

Proposed Ordinance 2023-8 Amending the Zoning Ordinance on Signage was presented on first reading. The ordinance received a favorable recommendation from the Delphi Plan Commission. Sandra Flora moved to approve Ordinance 2023-8 on first reading. Second by Mike Isley. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Spencer Kingery moved to suspend the rules and pass Ordinance 2023-8 on second and third readings on the night of introduction. Second by Sandra Flora. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Spencer Kingery moved to pass Ordinance 2023-8 on second reading. Second by Dave Weckerly. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Spencer Kingery moved to pass Ordinance 2023-8 on third and final reading. Second by Mike Isley. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Proposed Ordinance 2023-9 Amending the Zoning Ordinance on Short-term Rentals to allow in B3 was presented. The ordinance received a favorable recommendation from the Delphi Plan Commission. Spencer Kingery moved to approve Ordinance 2023-9 on first reading. Second by Sandra Flora. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Dave Weckerly moved to suspend the rules to allow passage of Ordinance 2023-9 on second and third readings on the night of introduction. Second by Spencer Kingery. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Spencer Kingery moved to approve Ordinance 2023-9 on second reading. Second by Sandra Flora. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Spencer Kingery moved to approve Ordinance 2023-9 on third and final reading. Second by Mike Isley. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

At the August 7<sup>th</sup> meeting, the Council approved a vacation of alleys on Arnold Street as requested by Craig Myers. An ordinance to that effect was drafted by attorney Emerson and needs to be approved to complete the vacation. Spencer Kingery moved to approve Ordinance 2023-10 on first reading. Second by Sandra Flora. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Spencer Kingery moved to suspend the rules to allow passage of Ordinance 2023-10 on second and third readings on the night of introduction. Second by Mike Isley. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Spencer Kingery moved to approve Ordinance 2023-10 on second reading. Second by Mike Isley. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Mike Isley moved to approve Ordinance 2023-10 on third and final reading. Second by Spencer Kingery. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Mayor Werling stated that the Interurban Apartment project is scheduled to hold a groundbreaking ceremony on September 19 at 11:00 a.m. Iron Men Properties is requesting a parking easement on land owned by the City abutting the site and adjacent to Deer Creek. The easement would grant 30 parking spaces to the Interurban in order to meet the zoning requirement of 1.5 spaces per unit. Alex Blake of Iron Men showed the Council the site plan and explained the request. The agreement as drafted contains the terms of the easement but still lacks final legal descriptions of the parcels. The legal descriptions are being completed by Vester Engineering. Attorney Robeson advised that the Council could approve the agreement on the condition that the legal descriptions be completed and approved by counsel. Sandra Flora moved to approve the Parking Easement. Mayor Werling asked attorney Robeson if Ms. Flora needed to recuse since she worked for Metropolitan Title company that was preparing title work and closing documents. It was determined that no conflict existed since Flora was

not involved on this project. On the side of caution, Flora withdrew her motion. Spencer Kingery moved to approve the Parking Easement. Dave Weckerly affirmed his second. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

Spencer Kingery moved to authorize Mayor Werling to execute the agreement once the legal descriptions were approved by attorney Robeson. Second by Mike Isley. Motion carried by roll call vote. (4-0: Ayes: Flora, Isley, Kingery, Weckerly)

#### MISCELLANEOUS BUSINESS

Mayor Werling provided updates on projects underway in the City:

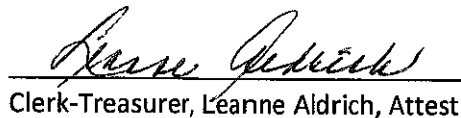
- The Street and Water Maintenance Building is in state design review. The project is expected to break ground this month with the building up and under roof by Thanksgiving. Interior work is forecast to be completed by the end of January 2024.
- Phase I of the Wastewater Treatment Plant Expansion is making progress. The clarifier has been selected and secured. On site work gets underway this month.
- CCMG projects: Adams Street is moving along. Water lines have been installed and all structures are in place. Curb and sidewalk work is expected to get started this week. A pre-construction meeting was held for Indiana and Union Street project which is now expected to start in October.
- Broadband: Phase I is constructed with all conduit and fiber pulled. Broadway Broadband is waiting for a trunk line from east of Flora, but CWREMC has not yet made the pole connections available. BB is currently working with Wintek to bring the line from Pond View Acres to the south end of Delphi to begin the hookup of customers.

Mayor Werling indicated that in reviewing the draft budget as it was entered into Gateway, it was discovered that \$150,000 in CCMG match was left out of the spreadsheet. This will be reflected in an updated draft that Council will receive prior to the public hearing on the budget scheduled for the October 2<sup>nd</sup> meeting.

There being no further business, board or public comments, Spencer Kingery moved to adjourn. Second by Sandra Flora. Motion carried. (4-0). The meeting adjourned at 6:41 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest