

COMMON COUNCIL
2d Floor City Building, 202 S. Union Street
October 2, 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 September 5, 2023 meeting were presented. Spencer Kingery moved to approve the minutes as read. Second by Dave Weckerly. Motion carried by roll call vote. (5-0: Ayes: Flora, Isley, Nelson, Kingery, Weckerly)

Mayor Werling suspended the meeting at 6:01 p.m. and opened the public hearing on the 2024 budget. There being no one wishing to speak on the matter, the public hearing was closed at 6:02 p.m. and the meeting was resumed.

REPORTS

Without objection the department reports were incorporated by reference into the minutes for this meeting. At the mayor's request, Chief LaMar was asked to address the Council on several matters. LaMar stated that body cameras had arrived but could not be put into service without policies in place for their use as well as for disposition of records. LaMar is contracting with LexiPol to develop to create updated policies for the Police Department. LexiPol representative Jessica Levenberg via Zoom presented the KMS (Knowledge Management System). As policies are updated, an alert is sent to officers with the existing policy in black; additions in blue; and deletions in red. Officers then sign off that they have reviewed. The distribution for the updates can include department heads, officials, etc. LaMar stated that the cost for 2023 would be approximately \$5,000 to receive a policy packet that could be tailored to Delphi's needs. The annual maintenance fee will be approximately \$5,000. Chief LaMar is seeking grant funds to cover some of the expense. Mayor Werling indicated that the one-time update was within the police budget and that it was critical to get the policies updated as quickly as possible since some local ones were out of compliance with state law. Chief LaMar briefed Council on the GPS units that have been placed in all squad cars and provided a printout showing the type of data that can be retrieved.

OTHER BUSINESS

The time for Trick or Treat in Delphi neighborhoods was set for Tuesday, October 31 from 6:00 p.m. to 8:00 p.m. with Cody Nelson making the motion which was seconded by Spencer Kingery. Motion carried. (5-0 Ayes: Flora, Isley, Kingery, Nelson, Weckerly)

NEW BUSINESS

Mayor Werling reminded the Council that a special meeting had been scheduled for Monday, October 16 at 6:00 p.m. to adopt the budget and stated that the 2024 Salary and Wage Ordinances would be considered further down the agenda.

Ross Hagan from Baker Tilly (BT) presented Water and Wastewater rate analyses in preparation for determining rate increases for 2024. For the Water Utility, BT compared current fund balances with

minimum balances required; reviewed amortization schedules for outstanding principal amounts from 2023, 2015, 2018, and 2019 Waterworks revenue bonds; a schedule of combined bond amortization; proposed water utility capital improvement plan; estimated annual cash operating disbursements; estimated annual revenue requirements and annual operating receipts; schedule of present and proposed rates and charges; and a comparison of monthly residential bills with other Indiana communities. The proposed 11% rate increase would still have Delphi on par with other similar communities.

On the wastewater side, Ross Hagan presented a comparison of current fund balances with minimum balances required; reviewed amortization schedules for sewage works revenue bonds from 2013; a schedule of estimated project costs and funding; a schedule of amortization of \$13.2 million proposed principal amount of sewage works revenue bonds in 2024; a schedule of proposed combined bond amortization; estimated annual cash operating disbursements; estimated annual present and proposed rates and charges; and a comparison of monthly residential bills with other Indiana communities. The proposed 40% rate increase would still have Delphi sewer rates among the lowest in the state. Following discussion, the consensus of the Council was to have a rate ordinance drafted for the Water Utility to reflect an 11% increase and a rate ordinance for the Wastewater Utility to reflect a 40% increase. The ordinances will be presented for review at the October 16 special council meeting for first reading and then publication in the October 25th Comet for a public hearing at the November 6 Council meeting.

Mayor Werling asked for the Council to review the rates for Trash Collection. The City currently pays TrashKans \$14.95 per resident for trash and recycling collections along with the annual Spring cleanup. The City currently charges residents \$13.00 per month. At the time there was a surplus in the Solid Waste Fund which could cover the difference. That fund is depleted and will go negative early in 2024 if the rates are not increased. Following discussion, the consensus was to raise the rate to \$15.50 per month. An ordinance will be drafted to be presented at the October 16 special Council meeting.

Resolution 2023-10 regarding transfer of funds was presented to move \$4,482.75 from General account 1101008241 Street Mosquito Control to General account 1101008420 Building Improvements for the purpose of covering the Street Department's share of closing costs for the construction loan from Security Federal State Bank for the Street and Water Department Maintenance building. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (5-0—Ayes: Flora, Isley, Kingery, Nelson, and Weckerly)

Ordinance 2023-11 Establishing 2024 Salaries was presented on first reading. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (4-0—Ayes: Flora, Kingery, Nelson, and Weckerly; Isley was not able to vote on a budget ordinance since he was attending via Zoom.)

Ordinance 2023-12 Establishing 2024 Wages was presented on first reading. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (4-0—Ayes: Flora, Kingery, Nelson, and Weckerly; Isley was not able to vote on a budget ordinance since he was attending via Zoom.)

Mayor Werling asked the Council to consider 2023 legislative action on three topics: Trespass in the parks; grease trap requirement for food-handling businesses; and a revisit of the rental property registration and inspection considered earlier in the year. The issue of trespass in the parks arose with

an incident in the park following which police were unable to ask the individual to leave the premises. The consensus of Council was to review ordinances from other communities and to ask the city attorney to draft an ordinance giving police appropriate authority in the parks. The consensus from Council was also to have an ordinance drafted to require grease traps for food-handling businesses to prevent blockage in the sewer lines. Regarding rental property registration and inspection, discussion among council members led to a consensus to review ordinances from other communities that were narrower in scope than the ones considered earlier in the year. The objective would be to bring problem landlords in line without punishing landlords who maintain their properties.

MISCELLANEOUS BUSINESS

Council Comments.

Spencer Kingery asked Chief LaMar about the fourth police car at Bloomington Ford and whether through a short-term loan, that car could be purchased this year. Kingery's concern was the continuing shortage of police vehicles being manufactured and whether the cars desired for 2024 would even be available. Following discussion, the consensus was that a short-term loan should be considered for the purchase of all 2023 cars. Chief was to work with Clerk-Treasurer Aldrich.

Clerk-Treasurer Aldrich Comments:

None

Public Comments.

Tim Stewart commented on grease traps.

Denny Myer asked who the Code Enforcer was. Mayor Werling responded that Lou Hayden was the Code Enforcer. Myer later asked if the CE was qualified to inspect buildings. Werling replied that at present the CE can only deal with matters exterior to structures and visible from a public road or alley. CE has no authority over the interiors of buildings.

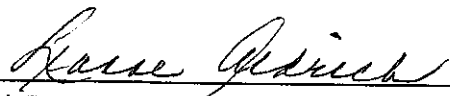
Doyle Moore stated that he was against an ordinance governing rental properties; tenants can always leave if not happy with the conditions. Cody Nelson responded that the proposed ordinance would be different from what was proposed earlier in the year. Sandy Flora suggested perhaps a committee be formed for self-enforcement. Attorney Robeson advised against that stating the tenants would likely fear retribution.

Doyle Moore asked if the water and wastewater construction projects had to be done now.

There being no further business, board or public comments, Cody Nelson moved to adjourn. Second by Spencer Kingery. Without objection, the meeting was adjourned at 7:58 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest