

COMMON COUNCIL SPECIAL MEETING  
2d Floor City Building, 202 S. Union Street  
October 16, 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 October 2, 2023 meeting were presented. Spencer Kingery moved to approve the minutes as read. Second by Cody Nelson. Motion carried by roll call vote. (5-0: Ayes: Flora, Isley, Nelson, Kingery, Weckerly)

[NOTE: All votes of the evening were taken by roll call vote since Isley was attending remotely. Only councilmembers present in the room were able to vote on budget, contracts, and other financial matters.]

Mayor Werling suspended the meeting at 6:01 p.m. and opened the public hearing on the Build Operate Transfer project for Infrastructure for The Interurban Apartment building. A selection committee had chosen GM Development to negotiate with for the BOT project. Greg Martz, president of the company, was present via Zoom and discussed the project. Infrastructure for the apartment building will include both on-site and off-site development. The numbers had to come in at or below the \$1.498 million allocated to the project by the City of Delphi and matched by READI 1.0. BF&S was selected as the design firm. Actual work is projected to get underway in Spring 2024. There being no one wishing to speak on the matter, the public hearing was closed at 6:05 p.m. and the meeting was resumed.

So that Greg Martz could leave for another engagement, Mayor Werling asked to change the order of business to advance Resolution 2023-11 awarding a BOT contract to GM Development for the Infrastructure associated with The Interurban Apartment building. Cody Nelson moved to approve the resolution. Second by Spencer Kingery. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly) The regular order of business resumed.

UNFINISHED BUSINESS

Ordinance 2023-11 Establishing 2024 Salaries was presented on second reading. Spencer Kingery moved to approve. Second by Cody Nelson. There was no discussion. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, and Weckerly) Spencer Kingery moved to pass Ordinance 2023-11 on third and final reading. Second by Cody Nelson. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)

Ordinance 2023-12 Establishing 2024 Wages was presented on second reading. Spencer Kingery moved to approve. Second by Cody Nelson. There was no discussion. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly) Spencer Kingery moved to pass Ordinance 2023-12 on third and final reading. Second by Cody Nelson. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)

Ordinance 2023-13 establishing the 2024 budget(Form 4) was presented on first reading. Spencer Kingery moved to adopt the 2024 budget totaling \$5,330, 428. Second by Cody Nelson. There was no discussion. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, and Weckerly)  
Cody Nelson moved to suspend the rules to allow passage of Ordinance 2023-13 on second and third readings on the night of introduction. Second by Spencer Kingery. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)  
Cody Nelson moved to approve Ordinance 2023-13 on second reading. Second by Spencer Kingery. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)  
Cody Nelson moved to approve Ordinance 2023-13 on third and final reading. Second by Spencer Kingery. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)  
The 2024 budget was therefore adopted.

#### NEW BUSINESS

Mayor Werling reminded Council members of the utility rates studies presented by Ross Hagan of Baker Tilly at the October 2 meeting. Following those discussions, the consensus of the Council was to increase water rates by 11% and Wastewater rates by 40% effective January 1, 2024. The Council also discussed increasing the monthly rate for trash collection from \$13.00 to \$15.50 to closer reflect the actual fee paid by the City. Mayor Werling stated that the ordinances for the rate increases would be presented on first reading. A public hearing on these rate increases will be held at our November 6th meeting. Following the public hearing, Council will be asked to consider the rate ordinances on second and third readings. Amendments to the ordinances could be considered on first reading tonight or on second reading on November 6th.

Ordinance 2023-14 Setting Trash Collection fees at \$15.50 per month was introduced. Cody Nelson moved to approve Ordinance 2023-14 on first reading. Second by Spencer Kingery. Kingery asked for confirmation that the fees were user fees and not tax based. Werling confirmed that Solid Waste acted as a utility and was funded by user fees. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)

Ordinance 2023-15 Setting Water rates for 2024 was introduced. Spencer Kingery moved to approve Ordinance 2023-15 on first reading. Second by Cody Nelson. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)

Ordinance 2023-16 Setting Wastewater rates for 2024 was introduced. Spencer Kingery moved to approve Ordinance 2023-16 on first reading. Second by Cody Nelson. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)

Mayor Werling presented a Manage Service Agreement with Brand Technology (Lafayette) to replace the current agreement with VisualEdge IT. The mayor recounted several interruptions in service during recent weeks which severely impacted the Clerk-Treasurer's office and/or phone service. VeiT's response was not good. Phil Mailloux from Brand Technology was present and described his background and commitment to the City. Phil and technician Casey Shoaf were involved with n2n technology when it first took over the City's Managed Service Agreement from Sound Advice a few years back. Phil left the company after it was purchased by VisualEdge IT. Phil and Casey are very familiar with the City's servers and IT setup. Cody Nelson moved to approve the Managed Service Agreement with Brand Technology at

\$2,115 per month. Second by Spencer Kingery. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)

Resolution 2023-12 regarding transfer of funds for the police department was presented. Chief LaMar explained that \$60,000 of unused payroll funds would be transferred to Equipment/Supplies line item for possible use in purchasing the cars on order from Bloomington Ford if needed, or to assist in outfitting the cars. Discussion followed about how the 7 cars on order would be paid for and outfitted. It was determined that the short-term loan approved from Security Federal for approximately \$190K could be increased to approximately \$253K. Annual servicing of the loan would be in the \$60K range, or roughly the cost of a new car. Chief LaMar and Clerk-Treasurer Aldrich will meet to hammer out the details. The motion to approve the transfer was made by Cody Nelson. Second by Spencer Kingery. Motion carried by roll call vote. (4-0: Ayes: Flora, Nelson, Kingery, Weckerly)

#### MISCELLANEOUS BUSINESS

##### Council Comments.

Cody Nelson received birthday greetings.

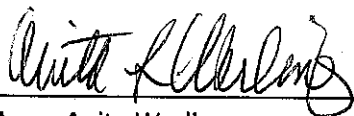
##### Clerk-Treasurer Aldrich Comments:

None

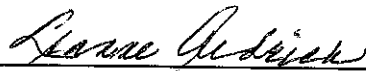
##### Public Comments.

Mayor Werling stated that public comments were welcome, but that none would be entertained regarding the budget which had its public hearing on October 2 or the utility rate increases which will have a public hearing on November 6. There were no public comments.

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 7:00 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest