

COMMON COUNCIL
JANUARY 3, 2017
7:00 P.M.

Mayor Shane Evans called the meeting to order and led in the Pledge of Allegiance.

Roll call was given and the following were present: Carolyn Pearson, Brian Garrison, Dale Seward and Mike Shockley. Richard Traeger was absent.

Minutes from the meeting held on December 5, 2016 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Dale Seward. Motion carried. (4-0)

Minutes from the special meeting held on December 15, 2016 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Seconded by Dale Seward. Motion carried. (4-0)

DEPARTMENT HEAD REPORTS: Written reports were given to board members. Dale Seward advised a meeting on the proposed Community Center will be held on Thursday, January 5th at 5:30 p.m. at the city building. Blueprints will be presented.

Chris Johnson of Johnson & Williamson Insurance, our new carrier, was introduced.

Statutory Appointments:

- a. President Pro Tempore: Dale Seward made the motion to nominate Carolyn Pearson for the position. Second by Mike Shockley. Motion carried. (3-0) Carolyn Pearson abstained. Dale Seward made a motion to select Carolyn Pearson for the position of Council President. Second by Mike Shockley. Motion carried. (3-0) Carolyn Pearson abstained.
- b. Appointment of Commission to Area Plan Commission: Carolyn Pearson made the motion to nominate Dale Seward. Second by Mike Shockley. Motion carried. (4-0) Carolyn Pearson made the motion to appoint Dale Seward to the position. Second by Mike Shockley. Motion carried. (3-0) Dale Seward abstained.
- c. Appointment of Commissioners to Delphi Redevelopment Commission: Andy Royal requested more time to consider serving again. Dale Seward made a motion to table the appointments until the February meeting. Second by Carolyn Pearson. Motion carried. (4-0)
- d. First Reading of Ordinance Restricting Multi-Axel Traffic on East Main Street: Carolyn Pearson made a motion to pass Ordinance 2017-2 on first reading. Second by Brian Garrison. Motion carried. (4-0)
- e. Third Reading of Parking Against the Flow of Traffic and Backing into Angle Parking Spaces: Jeff Watson stated this was not a safe ordinance. Discussion followed. No motions were made and Ordinance 2016-17 is considered to have failed.
- f. Third Reading of Snow and Ice Removal on Public Sidewalks: Discussions brought to light concerns with fine, width of snow path, separation of business and residential. Mayor Evans

asked for a motion or motion to amend. No motions were made and Ordinance 2016-20 is considered to have failed.

- g. Discussion of 2017 Council Budget for Attorney: Carolyn Pearson informed the Council she is working on securing an attorney but it is not final yet.
- h. First Reading of Bad Check and Reconnection Charges: Dale Seward made the motion to pass Ordinance 2017-3 on first reading. Second by Carolyn Pearson. Motion carried. (4-0)
- i. Second Reading of 2016-22 – Zoning of 730 W. Franklin Street: Andy Royal requested a postponement of the discussion until he can provide the Council with a presentation. Mike Shockley made a motion to table the second reading of Ordinance 2016-22 until the February meeting. Second by Dale Seward. Motion carried. (3-1) Brian Garrison opposing.
- j. First Reading of Ordinance 2017-1: Mayor Shane Evans prepared a codification of ordinances. Carolyn Pearson made a motion to pass Ordinance 2017-1 on first reading. Second by Dale Seward. Motion carried. (4-0)
Carolyn Pearson made a motion to suspend the rules of procedure to allow for passage on the same day as introduction. Second by Dale Seward. Motion carried. (4-0)
Carolyn Pearson made a motion to pass Ordinance 2017-1 on second reading. Second by Dale Seward. Motion carried. (4-0)
Carolyn Pearson made a motion to pass Ordinance 2017-1 on third and final reading. Second by Dale Seward. Motion carried. (4-0)
- k. Resolution 2017-1: Fire Territory Financing New Building. Mayor Evans reported all three townships and the Fire Territory Board had passed resolutions agreeing to the financing of the new building. Carolyn Pearson made the motion to pass Resolution 2017-1 on first and final reading. Second by Brian Garrison. Motion carried. (4-0)

City Council Comments and Requests:

Carolyn Pearson indicated she would like to see some bids on an elevator. Jake Adams offered to look at a grant through OCRA.

Brian Garrison stated he will not be able to attend the February and March meetings.

Dale Seward requested a list of park advisory board. Mayor Evans noted he is working on finding candidates and would have this completed by the end of the month.

Brenda Daly informed the Council a check for \$8,000 for the Community Center had been written to the City from Carroll County Senior Family Services. There is also a pledge of \$22,000 from Deer Creek Township.

Public Comment:

Darrell Routh, Calico Plus, expressed his opinion for snow removal on sidewalks downtown.

Sharon Milburn asked about snow and ice removal on the alley behind Canal Commons on East Main.

Darrell Routh asked about progress on remediating water drainage problems on the alley and sidewalk abutting his business, Calico Plus.

Jeff Watson expressed the asphalt in the alley behind his building is an inch and a half higher than what it was and requested it be fixed.

Clerk-Treasurer Comments: Leanne Aldrich thanked the Council for getting the additional appropriation done in time. It was approved for the City and the Fire Territory received part of their requested additional.

Leanne stated the State Board of Accounts has contacted her and will soon be in her office for the audit on 2015 books. They are running behind and if they complete 2015 and later come back to do 2016, we will have two charges to pay in one year.

Carolyn Pearson made the motion to adjourn. Second by Dale Seward. Motion carried. (4-0)
Meeting adjourned at 9:15 P.M.



Mayor Shane Evans



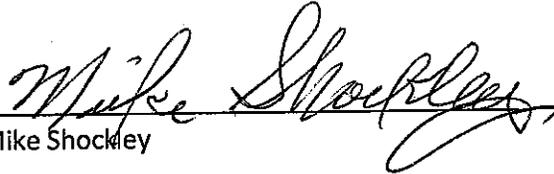
Carolyn Pearson, President

Brian Garrison

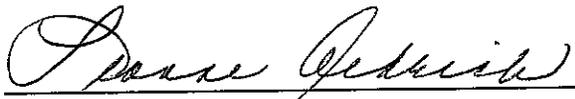
Richard Traeger



Dale Seward



Mike Shockley



Leanne Aldrich, Attest

COMMON COUNCIL

FEBRUARY 6, 2017

7:00 P.M.

Mayor Shane Evans opened the meeting for business and led council members and guests in the pledge of allegiance to the flag.

Roll call was given and the following council members were present: Richard Traeger, Mike Shockley, Dale Seward and Carolyn Pearson. Brian Garrison was absent.

Minutes from the meeting held on January 3, 2017, were presented for approval or amendment. Carolyn Pearson made a motion to approve the January 3, 2017, minutes. Second Dale Seward. Motion carried. (3-0) Dick Traeger abstained.

Executive Reports:

Area Plan – Dale Seward distributed a Summary Report for their January meeting.

Community Center – Dale Seward advised they have hammered out issues with plans for some bid quotes. This has been extended 30 days to get the bids taken care of.

Clerk-Treasurer's Office – Dale Seward gave a summary report on behalf of Leanne Aldrich, Clerk-Treasurer. It was discovered January 29th by Leanne \$18,000.00 had been defrauded by unauthorized transactions made directly from the City's financial institution. The unauthorized withdrawals were immediately reported to the financial institution upon discovery. All but approximately \$400 was returned by the financial institution to the City's account. Steve Mullin, Police Chief, advised the Delphi Police Department is investigating with the cooperation and assistance of the Indiana State Police.

Public Hearing Petition for Vacation of Utility Easement:

The parties involved: Trish and Mark Mendell, owners of Blue Moose and property owners, Rick Paul and Mark and Kathy Bell. Legal representation for the Bells is Mr. Ramirez. The situation was discussed between the property owners and Council members. It was decided there was not enough information to make a decision at this time. Dick Traeger made a motion to table this until our next meeting. Second by Mayor Shane Evans to table.

Delphi Redevelopment Commission:

The Council reappointed Anita Werling and Kevin Gaskill was appointed for the first time to the group. Motion made by Dale Seward to approve Anita Werling and Kevin Gaskill to the Delphi Redevelopment Commission. Second by Carolyn Pearson. Motion carried. (4-0)

Multi-Axle Traffic on E. Main Street:

This ordinance, if passed and adopted on third reading, would restrict vehicles by gross vehicle weight rating or combined gross vehicle weight rating on East Main between Washington Street

and CR 300 N. Carolyn Pearson made the motion to approve Ordinance 2017-2 on second reading. Second by Dale Seward. Motion Carried. (4-0)

Bad Check and Reconnection Charges:

This ordinance, if passed and adopted on third reading, would increase the reconnection charge for water users from \$25 to \$50, and would increase the charge on returned checks, rejected or declined charges from \$25 to \$27.50 or 5% (but not more than \$250) of the amount due. Dale Seward made the motion to approve Ordinance 2017-3 on second reading. Second by Dick Traeger. Motion carried. (4-0)

Zoning for 731 W. Franklin Street:

Mr. Andy Royal passed out information to Council members. This ordinance, if passed and adopted on third reading, would zone 731 W. Franklin Street as B-2. The address does not currently have a zoning designation from the City of Delphi. A motion was made by Dale Seward to approve Ordinance 2016-22 on second reading. Second by Carolyn Pearson. Motion carried. (4-0)

2017 Council Budget for Attorney:

Carolyn Pearson advised of searching for legal representation for the Council and has made a decision as to Council representation. Dick Traeger mentioned he was not aware of any of this. Carolyn reminded him last year it was put in the budget for this year. It was decided a good fit for the City would be Eric Burns of Withered Burns as general counsel due to his representation of big cities and towns.

and small

Addition to Agenda - Bed and Breakfast:

Mayor Shane Evans advised the Council of Area Plan Commission's favorable recommendation for the amendment of the Delphi Zoning Ordinance to allow Bed and Breakfast in a U-1 district as a special exception by the Board of Zoning Appeals. The document proposed will be amended into the standard form of an ordinance and will be presented for first reading at the March meeting. Dale Seward made the motion to approve the amendment. Second by Carolyn Pearson. Motion carried. (4-0)

New Business:

Dick Traeger reintroduced Ordinance 2017-5, Snow and Ice Removal from Sidewalks. This ordinance failed to receive a second on the motion for passage on first reading. Mr. Traeger advised two constituents asked him why we didn't do anything about it. Carolyn Pearson advised she has had people tell her they would pay the \$10 fine instead of paying \$25 to get their sidewalk shoveled. Dale Seward believes it would be best to communicate with the public and get the word out so people are aware. Sharon Milburn asked why the south hill sidewalk was not cleaned off. Aaron Lyons, Street Superintendent, advised due to the weather changing, it was not able to get done. Also, the State will continue to plow and throw the snow onto the sidewalk. City Attorney, McKenzie Martin, advised it would be good to have something on the

books dealing with snow and ice removal. A discussion ensued. Dale Seward said he was not in favor of it. Mayor Evans advised Ordinance 2017-5 failed.

Elevator – City Building:

A discussion ensued concerning an elevator. Previous estimates were discussed. It was decided the best route to go would be to apply for an OCRA grant to meet ADA requirements in making the Fire Department a meeting area. Fire Chief Darrell Sterrett believes October-November their building should be done so the trucks will be out of the City Building.

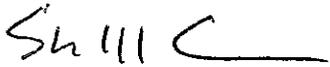
New Parking Spaces:

Dale Seward advised he has been able to come up with 2 to 3 parking spaces that would be in front of the Office Tavern. This would be an amendment to Delphi Code Chapter 76 Parking Schedules to amend the M6 and M8 zone from no parking to two hour parking. The City Attorney will draft an ordinance to be presented for first reading at the March meeting.

Vehicle Signage:

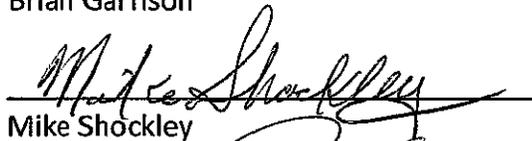
Dale Seward wants to make sure all vehicles belonging to the City have identification on them. We owe it to the citizens to keep them safe; the community could get hurt or scammed. Also, trucks not being marked as property of the City could become a liability. The Mayor advised this should have been brought to the attention of the department heads or to him instead of a public meeting. A discussion ensued in which vehicle signage would be on City vehicles.

The meeting adjourned at 8:13 P.M.



Mayor Shane Evans

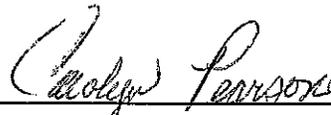
Brian Garrison



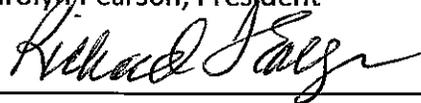
Mike Shockley



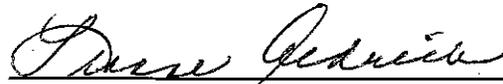
Dale Seward



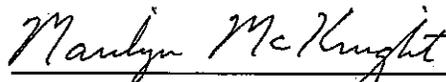
Carolyn Pearson, President



Richard Traeger



Leanne Aldrich, Attest



Marilyn McKnight, Attest

In Place of Leanne Aldrich

COMMON COUNCIL
MARCH 6, 2017
7:00 P.M.

Mayor Shane Evans opened the meeting and led council members and guests in the pledge of allegiance to the flag.

Roll Call: Carolyn Pearson, President, Richard Traeger, Dale Seward and Mike Shockley were present. Brian Garrison was absent.

Minutes from the meeting held on the 6th of February were presented for approval. Carolyn Pearson made the motion to approve the minutes. Second by Dale Seward. Motion carried. (4-0)

Department Head Reports and Questions: Carolyn Pearson questioned Jake Adams, Community Development, concerning Main Street organizations. Dale Seward stated Mr. Adams had previously stated that a community must have a Main Street Organization as a prerequisite to a Stellar designation. Dale Seward questioned for more information. Dale Seward questioned Mayor Evans about his January Daily Report in regards to referencing concrete damage. Mayor Evans stated he would review his report and reply to Councilman Seward. There were no other questions for the department heads.

Petition for Vacation of Utility Easement. Ordinance 2017-4. Mark and Tricia Mendel, as owners of the Blue Moose, had previously petitioned the City for a vacation of a non-exclusive utility easement on their property. Utility meters and laterals which service neighbors Rick Paul and Kathy Bell are located on this easement. Mrs. Abby Diener provided information regarding easements by necessity and possible agreements which could be reached by neighboring property owners. Mrs. Diener offered to work with the property owners to draft the language of such an agreement. Carolyn Pearson made the motion to table this issue and allow Mrs. Diener to work with both parties. Second by Richard Traeger. Motion carried. (4-0)

2017-2 Ordinance Title VII, Chapter 70.061 titled Axle Restrictions Upon Vehicles Using Certain Roadways. Carolyn Pearson made the motion to pass on third and final reading. Second by Richard Traeger. Motion carried. (4-0)

2017-3 Ordinance Amending Delphi Code Section 51.43 Bad Check and Reconnection Charges Carolyn Pearson made the motion to pass on third and final reading. Second by Mike Shockley. Motion carried. (4-0)

Ordinance 2016-22. Ordinance Amending Zoning Ordinance for 731 W. Franklin Street. Dale Seward made the motion to pass on third and final reading. Second by Richard Traeger. Motion carried. (4-0)

Ordinance 2017-6. Ordinance Amending Zoning Ordinance of Delphi, Indiana Article 3, Section 1 titled "U-1 Urban Residential District." In 2016, the Council referred this matter to the Carroll County Area Plan Commission (APC) for a recommendation. The APC provided a favorable recommendation to the

Council. Mrs. Beverly Seese, who owns a property she intends to convert to a Bed and Breakfast at 201 W. North Street, asked the Council to approve the ordinance on three readings so she may petition the Board of Zoning Appeals (BZA) for a special exception so she may operate a Bed and Breakfast at said property. Carolyn Pearson made the motion to approve on first reading. Second by Mike Shockley. Motion carried. (4-0) Carolyn Pearson made a motion to suspend the rules of procedure and pass on second and third reading. Second by Dale Seward. Motion carried. (4-0) Richard Traeger made the motion to pass on second and third and final reading. Second by Dale Seward. Motion carried. (4-0)

Ordinance 2017-7. Ordinance Amending Title VII, Chapter 76, Schedule I titled Parking Limitations. Dale Seward introduced the ordinance which would allow two hour parking on the north side of US 421 between Market Street and the alley east of the Office Tavern. Dale Seward made the motion to pass on first reading. Second by Richard Traeger. Motion carried. (4-0)

Additional Appropriation for Community Center. Mayor Evans stated there had been some confusion at the BOW meeting with bids. It was determined the committee needs to meet again and confirm the status of the bids (pole or conventional). Dick Traeger stated he would like to see the drawings and feels a public meeting should be held for that purpose. Leanne Aldrich stated she will consult with both the State Board and DLGF concerning another additional appropriation. Dale Seward made the motion to table this issue. Second by Dick Traeger. Motion carried. (4-0)

City Council Comments:

Dale Seward asked what are plans for the Health Clinic. Mayor Evans stated not sure as county has not made their final decision yet.

Mike Shockley reported he had informed Mayor Evans of a car on Franklin St. and Mayor Evans had the problem resolved quickly.

At the end of this discussion, Councilman Seward noted Dick VanSickle's 40 years service with the City of Delphi. Dale thanked Dick and invited all to share cake and punch after the meeting.

With no further comments or business, the meeting was adjourned at 8:30 P.M.



Mayor Shane Evans



Carolyn Pearson, President of Council

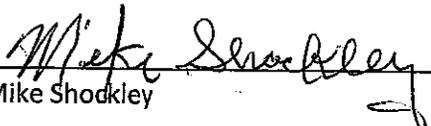


Richard Traeger

Brian Garrison



Dale Seward



Mike Shockley

Leanne Aldrich

Leanne Aldrich, Attest

COMMON COUNCIL

APRIL 3, 2017

7:00 P.M.

Mayor Shane Evans called the meeting to order and led in the pledge of allegiance to the flag.

Roll Call: Carolyn Pearson, Brian Garrison, Dick Traeger, Dale Seward and Mike Shockley were present.

Minutes from the meeting held on March 6, 2017 were presented for approval. Mayor Evans offered an amended version of the minutes. Carolyn Pearson made the motion to approve the minutes. Second by Richard Traeger. Motion carried. (5-0)

Mayor Evans asked for questions on the reports of the department heads and there were none.

Dale Seward asked about the audit results. Leanne reported it was completed but not on line yet. It was a good audit.

Area Plan did not have a meeting in March. They are working with two properties to rezone from residential to commercial.

Dale Seward reported he had a meeting with John Dunn concerning amateur sports and a sports commission of 10 to 12 individuals. The goal will be to develop a sports complex capable of hosting tournaments, providing recreation to locals and acting as an economic driver for the community.

Dale Seward introduced Kent who has partnered with Jeff Watson to start Wabash River Handyman and Construction and they will be hiring one to five employees.

Public Hearing: Additional appropriation 2017-2. This will transfer money to the fund for the start-up of the Community Center. Mike Shockley, Dale Seward and Jeff Watson laid out stakes and lines for the building on the site. Now they are waiting on the fund approval from the council in order to begin the project. Richard Traeger questioned numbers for their budget and where the money will come from. The start-up fund will come from the city and fund raisers and contributions will finish the project. Brenda Daly stated they will be in the building weekly and will maintain the cleaning of the building. They will pay utilities but with a limit. Ms. Daly also stated she is working on a grant. Dick Bradshaw asked who will hold the title and Mayor Evans responded the City of Delphi. Questions were presented concerning maintenance, set up of rental revenue and insurance. Mark and Tricia Mendel offered to make a sign for the Community Center. The public hearing was closed.

Carolyn Pearson made the motion to approve 2017-2 Additional Appropriation for Community Center. Second by Dale Seward. Motion carried. 4 ayes (Carolyn Pearson, Brian Garrison, Dale Seward, Mike Shockley 1 abstain (Richard Traeger).

2017-4. *Vacating a Non-Exclusive Utility Easement*. Mayor Evans explained the ordinance was previously tabled to allow the parties to reach an agreement. An agreement had not yet been reached but the three interested parties affirmed at the meeting they believe they can reach an agreement. Mrs. Abigail Diener has prepared a revised version of the Right of Entry and Use Agreement for the parties to examine. Dale Seward made the motion to table the matter. Second by Brian Garrison. Motion carried. (5-0)

Ordinance 2017-7. *Ordinance Amending Title VII, Chapter 76, Schedule I Titled Parking Limitations.* Dale Seward made the motion to pass on second reading. Second by Richard Traeger. Motion carried. (5-0)

Building Regulations. Mayor Evans stated he was unprepared to make a presentation to the Council and asked if there are no objections, he would like to present at the May meeting.

Ordinance 2017-8. *Ordinance Amending Title VII, Chapter 76, Titled Parking Limitation.* Councilman Shockley opened the discussion highlighting the need to restrict parking on both sides of Hamilton Street between Deer Creek and Cook Street in order to ensure children cannot dart out from vehicles into traffic. Mike Shockley made the motion to pass on first reading. Second by Dale Seward. Motion carried. (5-0) Mike Shockley made the motion to suspend the rules of procedure to allow passage on the same day as introduction. Second by Carolyn Pearson. Motion carried. (5-0)

Mike Shockley made the motion to pass Ordinance 2017-8 on second and third and final reading. Second by Dale Seward. Motion carried. (5-0)

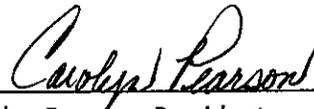
Council and Clerk-Treasurer comments. None to report.

Public comment. None to report.

With no further business, the meeting was adjourned at 7:42 P.M.



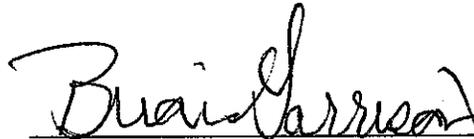
Mayor Shane Evans



Carolyn Pearson, President



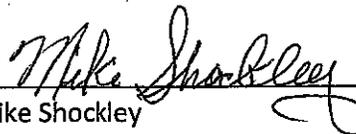
Richard Traeger



Brian Garrison



Dale Seward



Mike Shockley

COMMON COUNCIL

MAY 1, 2017

7:00 P.M.

FIRE STATION

Mayor Shane Evans opened the meeting and led all present in the pledge of allegiance to the flag.

Roll call was given and the following members were present: Carolyn Pearson, Brian Garrison, Dick Traeger, Dale Seward and Mike Shockley.

Minutes from the meeting held on April 3, 2017 were presented for approval. Carolyn Pearson offered amendments to the minutes: to include Kent's last name which is "Pharis" and amending completion to "Community Center". Carolyn Pearson made the motion to approve the minutes as amended. Second by Dale Seward. Motion carried. (5-0)

Department Head Reports: Dale Seward stated he would like the police car rotation plan before budget meetings begin.

Community Center Report: Mike Shockley reported that the official groundbreaking had occurred on April 28th and the building should be started by the next council meeting. Dick Traeger stated he did not know about the groundbreaking and questioned why email notification was not utilized. Dale Seward informed the council members he had started a Facebook page called "Delphi Community Center". Mike Shockley noted they will now concentrate on fund raising projects.

Ordinance 2017-4. *An Ordinance Vacating a Non-Exclusive Utility Easement Located in the City of Delphi, Carroll County, Indiana.* Property owners of 102 W. Main and 104 W. Main have reached an agreement on a right of entry and use for the easement with the aid of city attorney, Abigail Diener. Carolyn Pearson, Council President, made a motion to suspend the rules of procedure to allow passage of the ordinance on all three reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made the motion to pass Ordinance 2017-4 on first reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made a motion to pass Ordinance 2017-4 on second reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made a motion to pass Ordinance 2017-4 on third and final reading. Second by Richard Traeger. Motion carried. (5-0)

Ordinance 2017-7. *Ordinance Amending Title VII, Chapter 76, Schedule I titled Parking Limitations.* This ordinance was introduced by Dale Seward. Councilman Seward explained the ordinance would create three more parking spaces on US 421 in front of the Office Tavern. Dale Seward made the motion to pass Ordinance 2017-7 on third and final reading. Second by Brian Garrison. Motion carried. (5-0)

Building Regulations: Mayor Evans stated he had submitted his proposal to the Council and asked for recommendations or suggestions wanted to amend his proposal. Richard Traeger noted he felt this

proposal was good for addressing the issue and needs. Carolyn Pearson questioned if Mr. Wagner would be enforcing our ordinance during the regular business hours when he is working for Carroll County. Mr. Wagner stated that would be a determination for the Area Plan Commission to make. Mayor Evans stated he would have a meeting with the Area Plan Commission on this issue.

Resolution 2017-3. *Resolution Encouraging the Indiana Department of Natural Resources to Transfer Property to Heartland Heritage, Inc., NICHES Land Trust and the City of Delphi.* Mayor Evans stated Mike Patty would like to use land for a softball complex in memory of the two girls. Mike Shockley questioned if this area in flood plain. Dale Seward asked if the city would be responsible for area once this or any other project was completed. Dale Seward stated he felt growth should be on the south side. Dale Seward questioned if the City of Delphi owns the Freedom Bridge. Mayor Evans stated we do not own this site now but will in the future. Debbie Lowe, Comet reporter, commented she had read the Mayor's report and seen where he had toured the former Family Services Building. Debbie Lowe questioned if the Mayor was interested in this building. Mayor Evans stated he would need answers before he could make a decision. Carolyn Pearson reminded the council members it was too early to make a determination for land use and at this time we need to make a decision if we are interested in having the land given to the City. Brian Garrison made the motion to approve Resolution 2017-3. Second by Richard Traeger. Motion carried. (4-1) Dale Seward opposed.

Resolution 2017-4. *A Resolution Initiating Proposal to Assign Zones to Areas with City without Zoning Designation.* During discussion, it was noted there were areas within city limits without zoning being assigned. Carolyn Pearson made the motion to pass Resolution 2017-4. Second by Dale Seward. Motion carried. (5-0)

Ordinance 2017-9. *Ordinance Amending Zoning Ordinance for 1420 N. US 421.* Steve Smith is the owner of this land located on US 421 across from the Soil Conservation office. Mayor Evans stated the Area Plan Commission offered a favorable recommendation for the rezoning of this property. Carolyn Pearson made a motion to pass Ordinance 2017-9 on first reading. Second by Dale Seward. Motion carried. (5-0)

Carolyn Pearson made the motion to suspend the rules of procedure to allow passage on second and third reading on the same day. Second by Dale Seward. Motion carried. (5-0)

Carolyn Pearson made the motion to pass Ordinance 2017-9 on second reading. Second by Dale Seward. Motion carried. (5-0)

Carolyn Pearson made a motion to pass Ordinance 2017-9 on third and final reading. Second by Dale Seward. Motion carried. (5-0)

Clerk-Treasurer Leanne Aldrich informed the council members she had issued two checks from the Riverboat Fund totaling \$20,448 through the BOW. The SBOA informed Leanne the claims can only be paid out of Riverboat if the Common Council appropriates money to do so. The BOW is unable to approve claims without appropriated funds. Carolyn Pearson made the motion to do whatever is necessary to rectify the situation. Leanne Informed the council members they do not have to do anything. SBOA knows of the issue and this will not be repeated in the future. A second to Carolyn Pearson's motion was made by Brian Garrison. Motion carried. (5-0)

Council Comments: Carolyn Pearson expressed her concern with the property on the corner of Main and Washington Street. Carolyn stated she had received several calls and agrees with the complaints made. A broken window, covered with plastic, could allow birds into the building is one of the issues. This building owner did not participate in the Façade Project. Jeff Watson offered his service to fix the window if entry to the property would be allowed by the owner. Mayor Evans stated he would contact the property owner.

Dale Seward asked for the status of the trash collection for residents of the Delmain Apartments. Mayor Evans reported he had sent a letter to the owner on the 21st of April and a follow up letter on the 1st of May. Ten days must be allowed from the date of the letter before a ticket could be issued. Mayor Evans has been in contact with the property manager and a request had been made to Advanced Disposal for pick-up. Brian Garrison inquired if there is an ordinance stating size per units.

Dale Seward asked for info on the Replogle property on N. High Street. Mayor Evans had sent one letter and also communicated with the owner and would reach out again. This is in reference to the run-down condition of a shed.

Public Comments: Debbie Lowe stated Delphi residents would be paying double for the Community Center if Deer Creek Township provides a contribution from their funds. Debbie asked for dates and locations for the fundraisers projects. Dale Seward stated the committee would be working on this at their next meeting on the 8th of May.

Carolyn Pearson wanted to know where the sign for the Community Center is now. Carolyn stated Mark and Trish Mendel had offered to produce a sign for the center but it was not in place on groundbreaking day. Mark Mendel, guest, stated he had to have the correct info for the sign and then he will make the sign.

Carolyn Pearson expressed her interest in an elevator for the council room on the second floor. Carolyn stated she felt one could be installed in the present fire department. The previous bid was for installing an elevator in the kitchen area and after an inspection by Tecton, it was determined it was not possible to do so. Dale Seward stated he would like to see at least two quotes. Carolyn stated the elevator is more fiscally sound than renovating the fire department for a council room.

With no further business, Richard Traeger made a motion to adjourn. Second by Brian Garrison. Motion carried. (5-0)

Meeting adjourned at 7:55 P.M.



Mayor Shane Evans



Carolyn Pearson, Council President



Brian Garrison

Brian Garrison

Richard Traeger

Richard Traeger

Dale O. Seward

Dale Seward

Mike Shockley

Mike Shockley

Leanne Aldrich

Leanne Aldrich, Attest



COMMON COUNCIL
JUNE 5, 2017
7:00 P.M.
FIRE DEPARTMENT

Mayor Shane Evans called the meeting to order and led all present in the pledge of allegiance to the flag.

Roll Call: Carolyn Pearson, Brian Garrison, Dick Traeger, Dale Seward and Mike Shockley were present for the meeting.

State Senator Brandt Hershman was introduced by Mayor Evans. Senator Hershman stated the state of Indiana is in a good place. All the numbers for unemployment, personal income, cost of living and trendline for investment are good. Indiana is the 6th lowest for public debt in the U.S. Infrastructure, work force and quality of life are the important things to our residents and these are all improving. Senator Hershman noted he was responsible for the bill for a balanced budget.

One of the questions asked to Senator Hershman concerned drugs. Senator Hershman replied heroin was the hardest to combat. We need to look at source reduction, punishment and include help to those that want help.

Dale Seward asked Senator Hershman to expand on quality of life. His response was anything we can do that makes people want to live in our state would be a part of quality of life. When all the components are good then people want to be a part of our community.

Dick Bradshaw thanked Senator Hershman for attending functions like our Council meeting with his information and input.

Minutes from the meeting held on May 1, 2017 were presented for approval. Carolyn Pearson made the motion to approve the minutes. Second by Dick Traeger. Motion carried. (5-0)

DEPARTMENT HEAD REPORTS: Written reports were given to council members.

Carolyn Pearson questioned Jake Adams if the sign for the community building was finished at the school. Sara Daly stated she had picked up the sign and Mendel's would be doing some alterations to the sign.

Dale Seward requested police reports, tickets written, miles and gas usage before budget meetings. Dale Seward asked for the city appointment on Area Plan and BZA. Mayor Evans noted it is a work in progress. Dale is concerned about representation.

Dale Seward wanted information on the Dollar General building. Mayor Evans stated it had been approved by drainage board and they have access but we do not have a construction schedule at this time.

Delphi Chamber would like permission to have a city-wide garage sale with city waiving garage sale permits. The chamber would like this held from the 9th through the 12th of August. Carolyn Pearson made the motion to waive the garage sale permits. Second by Dale Seward. Motion carried. (5-0)

Mayor Evans announced the preliminary draft for the next round of the Community Crossing grant will be submitted in July and awards will be announced in late August. We intend to apply for the maximum

of \$1,000,000. Surplus of street department budget, balance of relinquishment and Loit Excess will be used for our match. We will need to amend our HHH Relinquishment Ordinance in order to do so.

City Council Comments:

Dick Traeger asked for the status of the RR crossing on Union St. that has been closed so long. Mayor Evans stated he had been told it would be open by the end of May and Aaron Lyons reported he had checked and was hoping for the end of June. Dale Seward stated he wants to make sure we follow procedure so they don't end up closing this crossing.

Dale Seward stated construction began on the old locker plant on Washington St. and the burned-out house is to be torn down in 2 weeks.

Mike Shockley had been contacted by the neighbor beside the Dunbar rental property over the fence issue. She wants a survey done to make sure the fence is in the right place.

Mike Shockley gave an update on the Community Building. Landscaping has started by the Sterrett property line. The pole is set for electric. Water lines are in and Mike thanked Craig Myers and staff. The footers are done. Volunteers will be needed but not sure date.

Mike thanked Chief Mullin for having his men stop traffic for the memorial service at the court house.

Leanne Aldrich informed the council the last payment, due in October of 2016, for the highway relinquishment was finally received. A reimbursement that had been unpaid since the first of the year, in the amount of \$117,000 had finally been received. Both issues took several phone calls and emails to be accomplished.

GUEST COMMENTS:

Tricia Mendel wanted to know if the city paid for the fireworks. Her question came from the email she had received from the chamber asking for donations for the firework cost. It was confirmed the city had paid the total cost of the fireworks.

Deb Lowe, reporter Carroll County Comet, wanted to know if there was a Main Street organization. Information of meetings and members were requested. Jake Adams stated he would get the members names to her after the meeting.

Ms. Lowe also asked about the plan to lease a section of the former Logsdon property to Little League for playground equipment. She stated Cory Whitesell of HWC said we had to buy the property at a cost of \$7,100 for the Interurban Trail. The trees were harvested by Little League before the city purchased the land. There are complaints on weeds and mosquitoes. Mayor Evans will send a copy of the lease to Ms. Lowe.

With no further business before the council Dale Seward made the motion to adjourn. Second by Carolyn Pearson. Motion carried. (5-0)

Meeting adjourned at 7:49 P.M.



Mayor Shane Evans



Carolyn Pearson, President



Brian Garrison



Richard Traeger



Dale Seward



Mike Shockley



Leanne Aldrich, Attest

COMMON COUNCIL
JULY 3, 2017
7:00 P.M.
FIRE TERRITORY

Mayor Shane Evans opened the meeting and led everyone present in the pledge of allegiance to the flag.

Roll call was given and the following were present: Carolyn Pearson, Brian Garrison, Richard Traeger, Dale Seward and Mike Shockley.

Minutes from the meeting held on the 5th of June, 2017 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Richard Traeger. Motion carried.

Department Head Reports and Questions: Written reports had been received by the council members. Mike Shockley questioned why the SUV and one patrol car for the police department were unmarked. Mike noted the council had agreed the water and street department needed to mark their vehicles and felt the police department should do so.

Dale Seward noted he did not receive the Mayor's weekly or monthly report. The Mayor expressed that he had been busy in June and did not get one to the Council.

Mike Shockley stated the Community Building is looking good. The contractor is ready to start on the walls.

Mayor Evans introduced Mike Patty to address the Council. Mr. Patty provided the Council with a preliminary diagram of a softball and pony league complex. Mr. Patty explained his vision and the reason for this park is to honor his granddaughter, Libby German and her friend Abbie Williams. Mr. Patty stated he has set up an account with the Carroll County Community Foundation and has endowments set aside for the maintenance of the park. Originally the land by the Hoosier Heartland had been considered but with the property being in the floodplain, it is not the best choice. Brian Garrison expressed support for the project and questioned what the city could do to help. Mr. Patty stated he needs 16 to 20 acres of land. Mayor Evans has been working with Mr. Patty on finding land. Mike Shockley noted the land is beautiful but the expense of flooding and repairing could be too much. Mike questioned who would handle the mowing. Mr. Patty explained discussions with Mayor Evans determined the league would be responsible for mowing inside the fence and the City would maintain the rest of the land. Mike questioned Aaron Lyons if he would be able to take on extra work. Aaron noted more help would have to be hired. Mr. Patty said the outside mowing would cost roughly \$7,500 a year. Mr. Patty said if you have any questions, please contact him and if you think or find any land that might be more suitable for their use, please contact him. Richard Traeger stated the Council is in favor of this project and willing to work with Mr. Patty.

NEW BUSINESS:

- a. *Ordinance 2017-10, Ordinance Amending Title V, Chapter 52, Section 55 Allowing an Increase in Seasonal Wastewater Flows for Class II Users.* From July 1st through September 30th for 3 years, additional flow will be allowed. This increase fits in the flow permit from

IDEM. Carolyn Pearson stated it is important to work with IPC. Carolyn Pearson made the motion to approve Ordinance 2017-10 on first reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made the motion to suspend the rules and allow passage on second and third reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made the motion to approve Ordinance 2017-10 on second reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made the motion to approve Ordinance 2017-10 on third and final reading. Second by Richard Traeger. Motion carried. (5-0)

- b. *Resolution 2017-5, Creation of a Reserve or Depreciation Account for the Purpose of Capital Improvements or Replacements Out of Operating Profits from the Operation of the Airport.* Richard Traeger made the motion to pass Resolution 2017-5. Second by Brian Garrison. Motion carried. (5-0)
- c. *Resolution 2017-6, Indiana Housing & Community Development Authority Community Development Block Grant – Disaster Relief II of City of Delphi.* The purpose of this resolution is to formally accept phase 2 of Owner Occupied Housing. Carolyn Pearson noted this has been a long time coming. Star Development will be in charge of the project. Ten to twelve properties could be involved and right now only six are signed up. Mayor Evans and Jake Adams will work to find other qualified homes. Carolyn Pearson made the motion to accept Resolution 2017-6. Second by Brian Garrison. Motion carried. (5-0)
- d. Mayor Evans requested a change of date for the budget meetings. The request would move the dates scheduled for July 10th and 17th to August 14th and 15th. After a discussion and in order to insure all council members could attend at least one budget session, it was determined to hold the meetings on the 9th and 10th of August. Motion was made by Brian Garrison to accept the rescheduling of budget sessions. Second by Mike Shockley. Motion carried. (5-0)
- e. Mayor Evans provided the board with spreadsheets showing the current Community Crossings projects and funds allowed. The proposed projects and cost for 2018 were included along with Mayor Evans proposal for which funds the City's match would come from.
- f. Mayor Evans announced a special meeting with the Fire Territory to be held on the 26th of July at 5:30 p.m. at City Hall for budget work with the Township Advisory Boards.

Mayor Evans requested comments from the Council members.

Mike Shockley thanked Aaron and Milestone for the work on Armory Road.

Mayor Evans requested comments from guests.

Andy Royal expressed that less bicycle traffic has been traveling down Bicycle Bridge Road since the chip and sealing had been done. He believes the gravel to tar ratio is lower than in previous

treatments. Mayor Evans informed Mr. Royal Carroll County maintains the roadway and the county highway engineer should be contacted.

Sharon Milburn, resident on Armory Rd, expressed speeding had become an issue since Armory Road had been resurfaced. Ms. Milburn would like to see an increase in police presence.

With no further business, Carolyn Pearson made the motion to adjourn. Second by Dale Seward. Motion carried. (5-0)

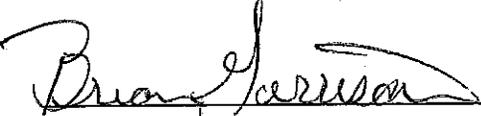
Meeting adjourned at 7:58 P.M.



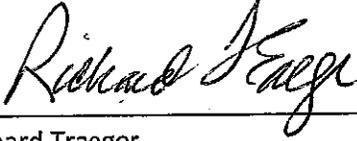
Mayor Shane Evans



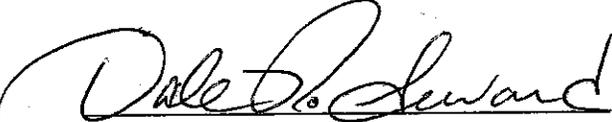
Carolyn President, President



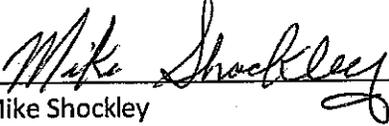
Brian Garrison



Richard Traeger



Dale Seward



Mike Shockley

COMMON COUNCIL
AUGUST 7, 2017
7:00 PM

Mayor Shane Evans called the meeting to order and led everyone present in the pledge to our flag.

Roll Call: Carolyn Pearson, Brian Garrison, Richard Traeger, Dale Seward and Mike Shockley were present.

Minutes from the meeting held on the 3rd of July were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Richard Traeger. Motion carried. (5-0)

Reports:

There were no questions from the council for the department heads or the Mayor.

Community Center: Mike Shockley reported they held a luncheon fund raiser and it went well. Doors have been ordered and should have the front door installed this week. Dale Seward stated they had doubled their investment on the fund raiser. Brenda Daly provided a letter from North Central Health Services informing the Council that NCHS cannot provide funds for a government owned structure.

Area Plan: Dale Seward stated there was nothing really to report from the Area Plan Commission.

New Business:

- a. Discussion of zoning assignments for unassigned properties. Mayor Evans presented the Council with Resolution 2017-7 Recommending Zoning Assignments for Unassigned Properties within city limits. Everett Snoeberger stated the properties south of Main Street and west of HHH floods and he feels these parcels should remain agriculture. Lynn Carson and Janet Ayres stated they had purchased farm land 30 years ago. This land has historical significance as site of first settlers. At this time, they want to continue cash renting the land and leave as stands. Mayor Evans stated he had discussed this with Doug Wagner and Mr. Wagner stated it would not matter what the city zones, the land would be grandfathered. Jeff Watson stated this would change property taxes. Assessment takes into consideration land use and taxed as so.

Mayor Evans asked for council comments. Mike Shockley had questions concerning if possible to build if grandfathered. Not sure if want to rezone or variance. Dale Seward stated he had not had sufficient time to review the materials and desires to research agricultural designations. Carolyn Pearson understands we would make a recommendation to Area Plan and if Area Plan approved it would come back to us and we would then do an ordinance for the 25 parcels. The Council requested research be done on agricultural zones within city limits and whether new zoning assignments will impact property taxes and desired for the mayor to respond to e-mails and letters regarding the zoning designation. Dale Seward made the motion to table the discussion. Second by Carolyn Pearson. Motion carried. (5-0)

- b. Ordinance 2017-11 Wedding Ceremonies. This ordinance would allow the clerk treasurer to charge for weddings. Judge Craig Wellnitz also preforms ceremonies. Carolyn Pearson stated she had talked to Judge Wellnitz and the code in the ordinance had been repealed. The date is wrong in the last section. Carolyn Pearson also noted Judge Wellnitz is not in favor of charging a fee. Makenzie Martin, city attorney, stated she had formed this ordinance off several other cities and towns. Carolyn Pearson made the motion to table this matter. Second by Dale Seward. Motion carried. (5-0)
- c. Strategic Planning. Mayor Evans asked for questions from the council on the document he had provided of a proposal for procedure of developing a strategic plan for the city. Carolyn Pearson wanted to know if this was necessary for grant applications. Mayor Evans stated it was not required but a good way to look to the future. Carolyn Pearson suggested a special meeting for discussing the plan. Richard Traeger suggested the Council receive public input before the meeting. Mike Shockley suggested having members of the community organizations be invited to discuss the matter. Mayor Evans provided a recommendation that public notice of the input period be sent out next Monday, have a visioning meeting with the public in mid-September, have a special Council meeting in October, and have adoption of the strategic plan by the Council later in the year.

Announcements: Mayor Evans announced the Budget Workshops, Old Settler, Board of Public Works and Safety meetings and work sessions, Fire Territory meeting, Board of Aviation Commissioners, and Parks and Recreation Advisory Board dates, locations, and times for the month of August.

Council Comments:

Dale Seward questioned Mayor Evans on position on Board of Zoning Appeal. Mayor Evans announced Mary Ann Burton had agreed to serve and Kirk Germond would remain on the APC.

Dale Seward questioned Mayor Evans on position on BOW. Mayor Evans stated no appointment had been made.

Dale Seward asked about progress on the shed on North High Street.

Mike Shockley thanked all the interested parties of the zoning issue for attending and expressing their thoughts.

Carolyn Pearson urged everyone to get on board with the Community Center. She stated Mr. Watson had estimated about \$100,000 would be needed to get the building ready to open the doors.

Public Comments:

Everett Snoeberger warns everyone of agriculture zoning. "Urban agriculture" precludes farm animals. He suggested the city research urban agricultural designations.

With no further business before the council, Carolyn Pearson made the motion to adjourn. Second by Dale Seward. Motion carried. (5-0) Meeting adjourned at 7:55 PM.

Shane Evans

Mayor Shane Evans

Brian Garrison

Brian Garrison

Dale Seward

Dale Seward

Leanne Aldrich

Leanne Aldrich, Attest

Carolyn Pearson

Carolyn Pearson

Richard Traeger

Richard Traeger

Mike Shockley

Mike Shockley

COMMON COUNCIL
SEPTEMBER 5, 2017
7:00 P.M.

Mayor Shane Evans called the meeting to order and led all present in the pledge of allegiance.

Roll Call: Carolyn Pearson, Brian Garrison, Richard Traeger, Dale Seward and Mike Shockley were present for the business meeting.

Minutes from the meeting held on August 7, 2017 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Richard Traeger. Motion carried. (5-0)

Reports:

There were no questions from the council for the department heads.

Carolyn Pearson asked about the status of the airport manager. Mayor Evans responded Jason Hart had been the manager since November or December of 2016. She also asked about the position on the Airport Board since Jeff Stankard had resigned. Mayor Evans explained the Board had recommended an individual for appointment to their Board.

Dale Seward questioned the Mayor's report in regard to Intern Gear. Mayor Evans stated the intern was Emilee Gear and she had worked with the City of Delphi and Carroll County Chamber of Commerce through the summer.

Area Plan: Dale Seward noted it was a standard meeting. The group had reviewed the Hoosier Heartland overlay to determine if the location of a convenience store was acceptable. Area Plan approved this location unanimously.

Community Center: Brenda Daly produced and distributed a financial report to the council members. Once the doors are installed, phase I will be completed. She stated the urgency and need of this project. Brenda noted she needs to be in the building by November 1, 2017. Carolyn Pearson asked about funds from Carroll County United Fund. Ms. Daly explained she received funding from the United Fund for operating expenses. She further explained, Dale Seward had approached them about providing some funding for the Community Center. Ms. Daly had been directed to only request operating funds at this time. Councilman Seward stated they would push forward to see what the next step of funding from the foundation could be. Mike Shockley stated the doors should be in and installed this next week. They had forgotten to order push handles on the doors and this is a requirement. Water and wastewater lines are installed. A volunteer electrician will install the electric needed with the help of two volunteers. Jeff Watson stated drywall will be installed once the electric is done.

Unfinished Business:

Resolution 2017-7, Recommendation of Zoning Designations for Properties with City Limits which have not been Assigned City Zoning Designations: Mike Shockley asked if Mayor Evans had sent the letters to the property owners. Mayor Evans responded yes to all but DNR. Carolyn Pearson referred to Makenzie Martin's memorandum regarding legally non-conforming and that a change in the zoning designation would have no impact on how property taxes are calculated. Jeff Watson stated at a recent meeting of

APC, it was determined taxes would change. Mayor Evans responded the only way the taxes can change is if the usage of the land changes. Richard Traeger made the motion to pass Resolution 2017-7. Second by Brian Garrison. Motion carried. (4 ayes, 1 nay by Mike Shockley)

Proposed Ordinance 2017-11, An Ordinance Authorizing and Establishing a Bureau in the Office of the Clerk-Treasurer and Establishing Wedding Solemnization Service Charges, to be known as the Wedding Solemnization Ordinance, Pursuant to IC 36-1-3 et seq, and other Relevant Statutes. Brian Garrison wanted to know why we perform wedding ceremonies when other cities and towns do not. Carolyn Pearson stated we had spent too much time and money on this issue and it is pointless if Judge Wellnitz will continue to perform weddings for free. Dale Seward had figures of two hundred sixty some marriage licenses provided by the court house in the last two years and Leanne Aldrich had performed five or six of the ceremonies and Judge Wellnitz had performed less than forty. Mayor Evans asked if any council member was in favor of passing the ordinance and would make a motion. No council member made a motion. Richard Traeger stated we need to let the public know what our policy on weddings will be. Dale Seward stated we need a policy to protect us from liability as churches are encouraged to have as it pertains to same-sex weddings.

New Business:

Trick-or-Treat, Date and Time. Carolyn Pearson made the motion to hold trick-or-treating on Tuesday, October 31, 2017 between 6:00 and 8:30 p.m. Second by Richard Traeger. Motion carried. (5-0)

Budget. Mayor Evans stated he had consulted with Makenzie Martin, city attorney, and the budget proposed by the Mayor would be completed on the Form 3 on gateway. Leanne Aldrich stated she would contact DLGF and confirm as this was not the procedure used in the past.

Announcements:

Mayor Evans announced the following meetings:

1. Community Center meeting September 7 at 5:30, city building.
2. BOW work session on September 14, at 9 a.m.
3. Parks Board meeting September 14 at 5:15 p.m.
4. BOW meeting September 18 at 5:30 p.m.
5. City Council Budget Hearing September 18 at 7 p.m.
6. Community Center meeting September 21 at 5:30 p.m.
7. Area Plan Commission meeting September 26 at 7 p.m.
8. Fire Territory Executive Board meeting September 27 at 5:30 p.m.
9. BOW work session September 28 at 9 a.m.
10. Board of Aviation September 28 at 7 p.m.
11. BOW October 2 at 5:30 p.m.

Mayor Evans asked for comments from the council members.

Richard Traeger thanked the street department for the cleanup at our parks. He realized lots of work was involved but the efforts show.

Mike Shockley thanked all the departments for their work throughout the city.

Mayor Evans asked for comments from the guests:

Brenda Daly related lots of interest in scheduling events at the Community Center had been received when the fund raiser was held at Old Settlers.

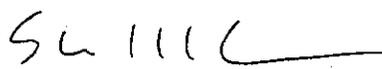
Jane Abbott asked Mayor Evans why he went to the Burlington Town Council and asked them to work on our strategic plan. Mayor Evans stated he attends lots of other council and town meetings. Mayor Evans feels we need more ideas than just from our residents. This could produce lots of fresh, new ideas.

Dale Seward, council, thinks outside ideas are valuable but doesn't agree with others telling us how to live and how to spend our tax revenue.

Jeff Watson appreciates the blighted home being torn down and removed by the new Community Center Building. Jeff feels a letter reflecting our appreciation should be sent.

With no further business, Dale Seward made the motion to adjourn. Second by Brian Garrison. Motion carried. (5-0)

Meeting adjourned at 8:38 PM



Mayor Shane Evans



Carolyn Pearson, President



Brian Garrison



Richard Traeger



Dale Seward



Mike Shockley

COMMON COUNCIL
SEPTEMBER 18, 2017
PUBLIC HEARING AND MEETING

Mayor Shane Evans opened the meeting and led in the pledge of allegiance to the flag.

Roll call was given and the following council members were present: Carolyn Pearson, Brian Garrison, Richard Traeger, Dale Seward and Mike Shockley.

Mayor Evans opened the public hearing on the proposed budget for 2018. Mayor Evans asked for comments or questions from the public attending the meeting. There were none.

With no questions presented for Mayor Evans or council members, Mayor Evans closed the public hearing.

Mayor Evans introduced Kyle Kurtz of Anderson's. Mr. Kurtz stated Anderson's would like for farmers to be able to use our Main Street, including the redone section of the former highway, to bring their semi's loaded with grain. Their usual grain season spans September 1st through November 15th. Even though they would also like it to include cob delivery, they are not requesting a time span for that issue. Anderson's feel with the present truck routes they could lose business as it would be easier for farmers to go to Brookston.

Brian Garrison stated the City had redesigned the downtown area spending \$22 million to be pedestrian friendly. The streets are narrow now making this a safety issue. Mr. Garrison stated he feels all trucks should use the set alternative routes.

Carolyn Pearson noted she had ridden in the semis delivering in the past. The farmer operating the combine is waiting on the return of the semi. Carolyn stated, after giving this matter a lot of thought, she would be willing to compromise with a 6-week variance. Mrs. Pearson also noted Anderson's was annexed and did not object to the process. The annexation made them a large contributor of tax revenue.

Mayor Evans questioned the council members, if we allow the variance to Andersons, do we have to give variances to UD Ag or IPC.

Aaron Lyons, street superintendent, stated we did a band-aid. If we have trucks pounding over this road, there is no way it will last. We spent 1.2 million to rehab and the next time it will require a total re-do and the cost will be on us. This time we used highway relinquishment funds as well as the community crossing grant.

Carolyn Pearson referred to the statement made by Laura Walls of we are not business friendly if we are not truck friendly.

Richard Traeger noted most cities have truck routes.

Dale Seward felt a variance could be tried for one year and then make a decision.

Mayor Evans reminded the council members we passed an ordinance for the truck routes and if we want a variance, we need to send recommendations to our city attorney for drafting.

Dale Seward made the motion to direct our city attorney to draft a change to our present ordinance. Second by Mike Shockley. Motion carried. 3 Ayes (Carolyn Pearson, Dale Seward and Mike Shockley)

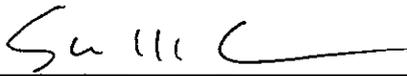
Two Nays (Brian Garrison and Richard Traeger).

Laura Walls of EDC wanted to state they did not take action to take a side on this issue. It was agreed by EDC trucks are an important part of business operation but good truck routes must be developed for the benefit of all concerned.

Debbie Lowe questioned if we were thinking about going back to parallel parking because it is definitely too narrow with the bump outs and angle parking.

Dale Seward made the motion to adjourn. Second by Mike Shockley. Motion carried. (5-0)

Meeting adjourned at 7:33 P.M.



Mayor Shane Evans



Carolyn Pearson



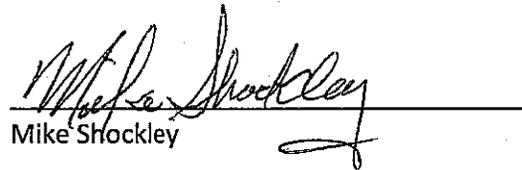
Brian Garrison



Richard Traeger



Dale Seward



Mike Shockley

COMMON COUNCIL
OCTOBER 2, 2017
7:00 P.M.
FIRE STATION – CITY HALL

Mayor Shane Evans called the meeting to order and led in the pledge of allegiance.

Roll call: Council President Pro Tempore Pearson, Councilman Garrison, Councilman Seward, Councilman Shockley, and Councilman Traeger were present.

Minutes from the meeting held September 5, 2017 were presented for approval. Council President Pro Tempore Pearson made the motion to approve the minutes. Second by Councilman Traeger. Motion carried (5-0).

Minutes from the meeting held September 18, 2017 were presented for approval. Council President Pro Tempore Pearson made the motion to approve the minutes. Second by Councilman Shockley. Motion carried (5-0).

Executive Reports:

Brenda Daly supplemented the minutes of the Community Center meetings by informing the Council she had received \$320 more in private donations for the Community Center.

Councilman Seward provided a verbal report of the Area Plan Commission, informing the Council that the APC provided a favorable recommendation on a zoning change for the Dock and a favorable recommendation on assigning zoning designations within the City of Delphi to properties which had not been assigned a zoning designation.

Teresa Maxwell of the Americus Area Community Coalition provided the Council with a presentation regarding the proposed Rogers Quarry near Americus. She informed the Council that the Carroll County Commissioners would be providing a resolution stating their opposition to the quarry. The Tippecanoe County Board of Zoning Appeals will meet on October 25, 2017 at 6 p.m. to discuss the matter. Councilman Seward asked Ms. Maxwell if the river backed up, how could it change the flow of the Wabash? Ms. Maxwell informed the Council that the blasting and pressure from backed up water could impede the levee and could also impact the Teay's River Valley. Councilman Shockley stated the city's levee was breached by Bicycle Bridge Road recently. Ms. Maxwell stated that she has a levee on bicycle bridge road, and some properties in Tippecanoe County may be over burdened and be treated as an island. She stated there is a meeting of the AACC on October 19 at the Leisure Time Camp near Americus.

Carroll County Economic Development Director Laura Walls provided the Council with an update on the EDC. She showed the Council the Close Up from 2016 and stated they have received 25 good leads from site selectors and 13 leads from the State of Indiana. Ms. Walls went to New York and Atlanta this year to meet with site selectors. She stated she failed both the Andersons and the City of Delphi by not reaching a middle ground on the East Main Street truck ordinance. She stated she had been working with the owners of Peters Industrial Park and that they have are doing well. She stated she works closely with Indiana Packers Corporation and that Project Chill was announced. She stated she worked with the Carroll County Redevelopment Commission to provide the road upgrades as an incentive to IPC locating Project Chill in Delphi. She stated IPC currently has hundreds of jobs to fill. She noted that the

EDC administers the Delphi RDC and that they are hopeful the Delphi RDC will have Tax Increment Financing Funds in 2018. She invited the Council to the Stellar Closing Ceremony on October 26 at 1 p.m. at the Opera House and asked President Pro Tempore Pearson if she would speak. Councilman Shockley asked Ms. Walls if she had talked to Steve Smith about access from US 421 to his property. Ms. Walls stated that EDC had contacted their engineers and that the driveway to the property is for residential use only through INDOT. She stated that the EDC had developed development plans with the County RDC and that the best option for access to the Smith Property may be from a future roadway off the Methodist Church driveway. President Pro Tempore Pearson inquired as to whether the EDC provides financial reports. Ms. Walls stated that they have financial reports and are audited annually and that she could provide those reports to the Mayor to distribute to the Council. Councilman Garrison asked what the City of Delphi could do to help development of the HHIP? Ms. Walls responded that utilities are the largest factor – increased water and sewer supply could aid in development. She noted that other communities have also put EDIT funds toward a job training fund. Councilman Garrison asked if the EDC had lost opportunities due to the capacity of the City of Delphi's water and sewer infrastructure. Ms. Walls responded that she has not seen that yet, but the EDC targets certain users knowing the capacity of the City of Delphi water and sewer systems. Ms. Walls also noted that the City of Delphi has been great to work with and that intergovernmental cooperation and relationships are important county wide.

Chief Sterrett informed the Council that two firetrucks were hit by a semi loaded with grain on the Owasco Bridge recently. He commended the firefighters for parking the trucks defensively. The semi hit the rescue truck then struck the side of the new engine. He believes \$20,000 to \$30,000 in damages have been done to the new engine. He believes the adjuster should be coming in to look at the rescue truck this week. The big engine will go to Illinois this week and should be back in four to five weeks. He noted that the semi came to rest within four to five feet of an ambulance which had five people in the back.

New Business:

Proposed Ordinance 2017-12, Ordinance Title VII, Chapter 70.061 titled Axle Restrictions Upon Vehicles Using Certain Roadways and Ordinance Title VII, Chapter 75 titled 'Traffic Schedules,' Schedule IX." Councilman Seward stated that it should not be brought to a vote tonight due to the timing issues as it requires unanimous consent of the Council to pass an ordinance on the same day as introduction. Councilman Traeger stated two people had called him and ten people had stopped him on the street regarding the proposal to allow trucks back onto East Main Street. Councilman Shockley provided that four people had called him and others had talked to him and that about half were for allowing trucks back on East Main and about half were opposed. President Pro Tempore Pearson stated that a representative from the Anderson's was present. Jim Cripe of the Anderson's stated that the business is put in a tough spot as about a quarter of their business comes from North and West of Delphi. He stated their engineers believe there would be negligible damage to the streets due to the truck traffic as it is straight and does not change grade much. Councilman Garrison stated he had talked to representatives from restaurants downtown and they thought it was a bad idea. He stated one individual misunderstood and believed the state still controlled the roadway. There was no motion to pass proposed Ordinance 2017-12.

Proposed Ordinance 2017-13, City of Delphi 2018 Budget.

Amendment (A). Mayor Evans provided a proposed amendment "Ordinance 2017-13(A)" which amended twenty-one line items:

1. 101001120	Gen – Insurance	from \$250,000 to \$265,000;
2. 101001121	Gen – FICA Med	from \$50,000 to \$52,500;
3. 101001123	Gen – PERF	from \$70,000 to \$80,000;
4. 101001393	Code Enforcer	from \$2,500 to \$20,000;
5. No existing line item	Gen – Comm. Cross.	from \$21,000 to \$0;
6. 101003390	Mayor – Promotional	from \$1,000 to \$2,500;
7. 101005114	Police – Patrolman	from \$0 to \$45,500;
8. 101005120	Police – Clothing	from \$4,000 to \$6,200;
9. 101005313	Police – Training	from \$7,000 to \$7,500;
10. 101005430	Police – Police Cars	from \$0 to \$15,000;
11. 101008312	Street – Engineering	from \$80,000 to \$101,000;
12. No existing line item	MVH – Comm. Cross.	from \$100,000 to \$0;
13. No existing line item	LRS – Comm. Cross.	from \$20,000 to \$0;
14. 444001111	EDIT – Grant Assistant	from \$0 to \$20,000;
15. 444001211	EDIT – Office Supplies	from \$0 to \$2,000;
16. 444001321	EDIT – Mileage	from \$0 to \$750;
17. 444001330	EDIT – Postage	from \$0 to \$2,000;
18. 444001395	EDIT – Main Street	from \$5,000 to \$10,000;
19. No existing line item	EDIT – Engineering	from \$100,000 to \$0
20. No existing line item	Rainy Day	from \$160,000 to \$100,000
21. No existing line item	Highway Relinquishment.	from \$280,000 to \$0

Councilman Traeger made a motion to amend proposed Ordinance 2017-13 as proposed by the Mayor. Second by Councilman Garrison. Motion failed (2-3) (Garrison and Traeger in favor. Pearson, Seward, and Shockley opposed.)

President Pro Tempore Pearson presented Amendment (B):

1. No existing line item	Gen – Comm. Cross.	from \$21,000 to \$0;
2. No existing line item	MVH – Comm. Cross.	from \$100,000 to \$0;
3. No existing line item	LRS – Comm. Cross.	from \$20,000 to \$0;
4. No existing line item	EDIT – Engineering	from \$100,000 to \$0
5. No existing line item	Rainy Day	from \$160,000 to \$100,000
6. No existing line item	Highway Relinquishment.	from \$280,000 to \$0

President Pro Tempore Pearson made a motion to amend proposed Ordinance 2017-3 as proposed by President Pro Tempore Pearson. Second by Councilman Shockley.

Mayor Evans asked if the President Pro Tempore would be open to amending her amendment to reflect:

1. No existing line item	Gen – Comm. Cross.	from \$21,000 to \$0;
2. No existing line item	MVH – Comm. Cross.	from \$100,000 to \$0;
3. No existing line item	LRS – Comm. Cross.	from \$20,000 to \$0;
4. No existing line item	EDIT – Engineering	from \$100,000 to \$0
5. No existing line item	Rainy Day	from \$160,000 to \$100,000
6. No existing line item	Highway Relinquishment.	from \$280,000 to \$0; and
7. 101008312	Street – Engineering	from \$80,000 to \$101,000;

President Pro Tempore made a motion to amend proposed Ordinance 2017-13 as stated immediately above. Second by Councilman Seward. Motion carried (4-1) (Pearson, Seward, Shockley, and Traeger in favor. Garrison opposed.)

Councilman Seward made a motion to pass Ordinance 2017-13, as amended, on first reading. Second by President Pro Tempore Pearson. Motion carried (3-2) (Pearson, Seward, Shockley in favor. Garrison and Traeger opposed.)

President Pro Tempore Pearson made a motion to suspend the rules of procedure to allow for passage of Ordinance 2017-13 on the same day as introduction. Second by Councilman Seward. Motion carried (5-0).

President Pro Tempore Pearson made a motion to pass Ordinance 2017-13, as amended, on second reading. Second by Councilman Shockley. Motion carried (4-1) (Garrison, Pearson, Seward and Shockley in favor. Traeger opposed.)

President Pro Tempore Pearson made a motion to pass Ordinance 2017-13, as amended, on third and final reading. Second by Councilman Shockley. Motion failed (3-2) (Pearson, Seward, and Shockley in favor. Garrison and Traeger opposed.)

Mayor Evans provided the Indiana Code citation that it requires a 2/3 vote of all the elected members, after unanimous consent of the members present to consider the ordinance to pass an ordinance of the Council on the same day or at the same meeting at which it is introduced. He stated that the Council would meet on Tuesday, October 3, 2017 at 7 p.m. at City Hall at which point proposed Ordinance 2017-13 would be presented on third reading.

Proposed Ordinance 2017-14, *An Ordinance Establishing Salaries for Elected Officials of the City of Delphi, from and after January 1, 2018*. Councilman Garrison made a motion to pass on first reading. Second by Councilman Traeger. Motion carried (5-0).

President Pro Tempore Pearson made a motion to suspend the rules of procedure to allow for passage of the ordinance on the same day as introduction. Second by Councilman Seward. Motion carried (5-0).

President Pro Tempore Pearson made a motion to pass proposed Ordinance 2017-14 on second reading. Second by Councilman Shockley. Motion carried (5-0).

President Pro Tempore Pearson made a motion to pass proposed Ordinance 2017-14 on third and final reading. Second by Councilman Shockley. Motion carried (5-0).

Proposed Ordinance 2017-15, *Establishing Wages for Certain Employees of the City of Delphi, from and after January 1, 2018*. Councilman Garrison made a motion pass proposed ordinance 2017-15 on first reading. Second by Councilman Traeger. Motion carried (5-0).

Councilman Traeger made a motion to suspend the rules of procedure to allow for passage of the ordinance on the same day as introduction. Second by President Pro Tempore Pearson. Motion carried (5-0).

President Pro Tempore Pearson made a motion to pass proposed Ordinance 2017-15 on second reading. Second by Councilman Garrison. Motion carried (5-0).

President Pro Tempore Pearson made a motion to pass proposed Ordinance 2017-15 on third and final reading. Second by Councilman Garrison. Motion carried (5-0).

Proposed Ordinance 2017-16, *Ordinance Assigning Zoning Designations to Properties within the City of Delphi Currently Unassigned*. President Pro Tempore Pearson made a motion to pass proposed ordinance 2017-16 on first reading. Second by Councilman Traeger. Motion carried (4-1) (Garrison, Pearson, Seward, and Traeger in favor. Shockley opposed.)

President Pro Tempore Pearson made a motion to suspend the rules of procedure to allow for passage of the ordinance on the same day as introduction. Second by Councilman Traeger. Motion failed (4-1) (Garrison, Pearson, Seward, and Traeger in favor. Shockley opposed.)

Mayor Evans noted the Indiana Code provides that a 2/3 vote of all the elected members, after *unanimous consent of the members present to consider the ordinance*, is required to pass an ordinance of the Council on the same day or at the same meeting at which it is introduced. He stated the proposed ordinance would be placed on second reading at the Tuesday, October 3, 2017 special City Council meeting at 7 p.m.

Resolution 2017-8, *A Resolution Initiating Proposal to Amend Ordinance to Include Language for AirBNB*. Councilman Traeger made a motion to pass Resolution 2017-8 on first and final reading. Second by President Pro Tempore Pearson. Motion carried (5-0).

Other Business:

Mayor Evans noted that Mark Mattox had provided a breakout of how much an elevator could cost and asked the Common Council to provide him with their thoughts on whether to install an elevator or lift or to move the Council Chambers to the first floor once the Fire Department relocates. President Pro Tempore Pearson provided that she recently had a lift installed personally and that the installer looked at City Hall and did not see code issues. Councilman Shockley noted that the price previously provided to the Council was \$176,000 or \$167,000. President Pro Tempore Pearson stated the price provided by Tecton was exorbitant and that the company she brought in could install a lift for \$60,000 or \$70,000. Councilman Garrison noted there is a bit of a fire hazard with the staircases. Councilman Traeger stated he agrees there is a fire hazard as you need two escape routes. He stated he believes it would be better to put the Council Chambers on the first floor.

Councilman Garrison stated the Council and Mayor had received a letter from a citizen who lives in his district. He stated there is a disconnect between the ordinances and how they are being enforced. He would like to see the city keep up with code enforcement.

Public Comment:

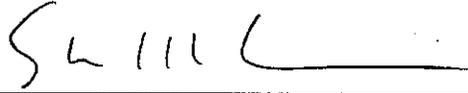
A member of the public said the city should let the people see what is going on with the water project.

A member of the public stated she came from a small town in Illinois that used to be beautiful but has become rundown. She asked the Council to think about code enforcing. She stated Delphi is a beautiful town but people are starting to get lazy. She stated she has seen it happen in her own hometown.

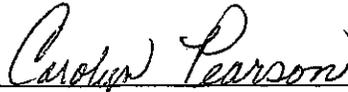
Brenda Daly stated she took two checks to the Clerk's Office for the Community Center. One for \$2,500 for the cabinets and counters, another for \$1,040.19 which is the combined donations and fundraisers. She stated the pork burger lunch provided \$557.19 in funds.

Councilman Seward informed the public that there is a hot dog lunch fundraiser at the Community Center on October 9 at 11 a.m.

Councilman Traeger made a motion to adjourn. Second by Councilman Garrison. Motion carried (5-0)



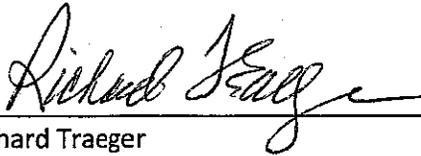
Mayor Shane Evans



Carolyn Pearson, President



Brian Garrison



Richard Traeger

Dale Seward

Mike Shockley



Leanne Aldrich, Attest

COMMON COUNCIL
OCTOBER 3, 2017
7:00 P.M.
COUNCIL CHAMBERS

Mayor Shane Evans called the meeting to order and led in the Pledge of Allegiance.

Roll call: Carolyn Pearson, Council President, Brian Garrison, Richard Traeger, Dale Seward and Mike Shockley were present.

Minutes from the meeting held on October 2, 2017 were presented for approval. Dale Seward questioned Clerk Aldrich if she had prepared the minutes. She responded she did not and the Mayor had done so as he wanted the minutes in the packets he would deliver to the council members. Dale Seward stated he did not believe the minutes were acceptable since the Mayor prepared them. Dale Seward stated he believes there needs to be a separation of powers between the Executive and Legislative Branches. Brian Garrison made a motion to approve the minutes. Second by Richard Traeger. Motion carried. (3-2) Garrison, Pearson and Traeger approved. Seward and Shockley opposed.

UNFINISHED BUSINESS:

Proposed Ordinance 2017-13, **City of Delphi 2018 Budget, as Amended**. Carolyn Pearson made a motion to pass proposed Ordinance 2017-13 on third and final reading. Second by Mike Shockley. Motion carried. (3-2) Pearson, Seward and Shockley approved. Garrison and Traeger opposed.

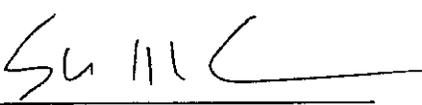
Proposed Ordinance 2017-16, **Ordinance Assigning Zoning Designations to Properties within the City of Delphi Currently Unassigned**. Dale Seward made a motion to pass proposed Ordinance 2017-16 on second reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made a motion to proceed to third reading of proposed Ordinance 2017-16 on third and final reading. Second by Brian Garrison. Motion carried. (5-0)

Richard Traeger made a motion to pass proposed Ordinance 2017-16 on third and final reading. Second by Brian Garrison. Motion carried. (5-0)

Brian Garrison made a motion to adjourn. Second by Dale Seward. Motion carried. (5-0)
Meeting adjourned at 7:15 p.m.

After the meeting Mayor Evans announced a special meeting of the Common Council would be held on October 16, 2017 at 7 p.m. in anticipation of line item vetoes of the 2018 budget.

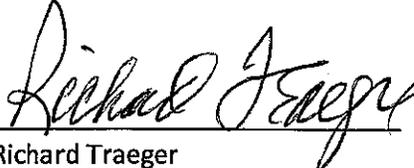


Mayor Shane Evans

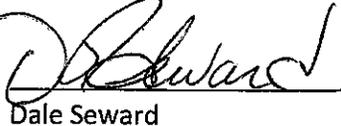


Carolyn Pearson

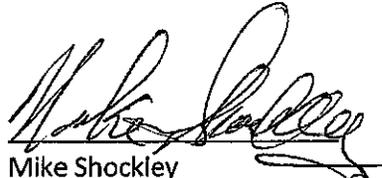
Brian Garrison



Richard Traeger



Dale Seward



Mike Shockley

COMMON COUNCIL
OCTOBER 16, 2017
7:00 P.M.
COUNCIL CHAMBERS

Mayor Evans called the meeting to order and led in the Pledge of Allegiance.

Roll call: Carolyn Pearson, Brian Garrison, Richard Traeger, Dale Seward and Mike Shockley were present.

Minutes from the meeting held October 3, 2017 were presented for approval. Carolyn Pearson made a motion to approve the minutes. Second by Dale Seward. Motion carried. (5-0)

Unfinished Business:

Line Item Vetoes of Proposed Ordinance 2017-13, City of Delphi 2018 Budget as Amended. Dale Seward made a motion to correct error in the title of line item 101001393 from Code Enforcer to Code Enforcement. Second by Carolyn Pearson. Motion carried. (5-0)

Carolyn Pearson made a motion to override the Mayor's line item veto of 101001393 – Code Enforcement and to call the roll by a raising of hands. Second by Mike Shockley. Motion failed. (3-2) (Pearson, Seward, Shockley in favor with Garrison and Traeger opposed.)

Dale Seward made a motion to override the Mayor's line item veto of 101003390 – Mayor Promotional. Second by Mike Shockley. Motion failed. (3-2) (Pearson, Seward and Shockley in favor with Garrison and Traeger opposed.)

Carolyn Pearson made a motion to override the Mayor's line item veto of 101005430 – Police Cars. Second by Dale Seward. Motion failed. (3-2) (Pearson, Seward and Shockley in favor with Garrison and Traeger opposed.)

Carolyn Pearson made a motion to override the Mayor's line item veto of 444001111 – EDIT Grant Assistant. Second by Mike Shockley. Motion failed. (3-2) (Pearson, Seward and Shockley in favor with Garrison and Traeger opposed.)

New Business:

Proposal regarding the former Social Services Building. David McCain and Ben Sutter provided information regarding a proposal for the building. David McCain stated the building is owned by INDOT and they are willing to accept \$28,000 for the building. The problem is INDOT wants to give to municipalities and the deadline for commitment is October 18, 2017. David has heard that has been extended to November 1, 2017 but does not have a confirmation. The city could purchase the building from INDOT and then sell, no restrictions involved, to Ben Sutter who will restore the building. Ben would give 35% of the building for information services and displays. The remaining 65% of the building would be leased for offices. Ben would enter into an agreement with David's group for a lease of one

dollar per year. This would enhance the entrance to Delphi, extend services to the trails and the Memorial Park and bridge. The city would benefit from this endeavor. Ben Sutter stated he was an artist/sculptor and this last year had worked with the bi-centennial park. Ben had met with Deer Creek Township. Mayor Evans confirmed the city would only be acting as a pass-through agent. Brian Garrison stated he feels this is a good plan but feels the city needs to continue concentrating on the inner-city issues and let someone else handle this project. Brian noted he feels there could be lots more ending up being the responsibility of the city. Carolyn Pearson noted she is concerned about the possible total cost of rehabilitating this building. Dale Seward thinks lots more money will be needed than just what will be borrowed for purchase. If this would fall through, it would end up being the responsibility of the city. Tammy Metzinger, local resident by the park, stated she is against the project. At this time there are issues with parking, obscene language and trash. Mr. Sutter stated he wants this project to be a positive part of the park and will do all he can to ensure this.

Richard Traeger stated we are only being asked to be a pass-through agent. Joe Mayfield stated it was planned through the previous administration for this building to be a part of this park. Joe asked if the city was going to take care of the bridge and memorial plaza. Mayor Evans noted the city will do so as it is ours.

Mike Shockley felt it would be too much of a burden for the city to be responsible for maintaining this area. Richard Traeger stated the area will be developed to minimize mowing. David McCain stated no more than 10/12 acres would be mowed.

Mayor Evans asked for direction from the council members.

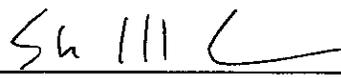
Dale Seward made a motion to deny the letter of intent proposed by Mr. Sutter. Second by Mike Shockley. Motion carried. (4-1) (Pearson, Garrison, Seward and Shockley in favor. Traeger opposed.)

Dale Seward asked Brian Garrison if Makenzie Martin should be asked to draft an ordinance stating the City of Delphi cannot purchase the old Social Services building. Brian Garrison stated he did not believe so.

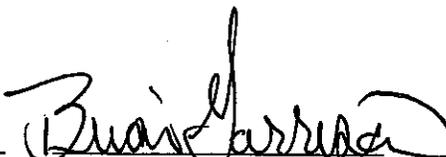
Mayor Evans presented the Common Council with a binder with information on how to perform a sidewalk assessment for those walks and trails within their districts. He stated Mike Shockley could help Brian Garrison or Dick Traeger as it appears they have more sidewalks in their district. Mayor Evans stated he would like to have the assessments completed by January 1, 2018 but understands if they do not get completed due to cold weather.

Dale Seward made a motion to adjourn. Second by Brian Garrison. Motion carried. (5-0)

Meeting adjourned at 7:59 p.m.


Mayor Shane Evans


Carolyn Pearson


Brian Garrison


Richard Traeger


Dale Seward


Mike Shockley

COMMON COUNCIL
NOVEMBER 6, 2017
7:00 P.M.
CITY COUNCIL CHAMBERS

Mayor Shane Evans called the meeting to order and led in the Pledge of Allegiance.

Roll Call: Carolyn Pearson, Brian Garrison, Richard Traeger, Dale Seward and Mike Shockley were present.

Minutes from the meeting held on October 16, 2017 were presented for approval. Richard Traeger made the motion to approve the minutes as presented. Second by Brian Garrison. Motion carried. (5-0)

Department head reports had been distributed prior to the meeting and council members did not have any questions.

Mike Shockley presented an update on the Community Building. Mike related the eave troughs and downspouts have been installed. He is hoping they will begin work on the furnace and HVAC this weekend. There will be a fundraiser Thursday night from 4 p.m. to 8 p.m. Jeff Watson requested a copy of the contract with Gray Wolf to review and ensure the contractor had completed all provisions of the contract.

NEW BUSINESS:

Proposed Ordinance 2017-17, Amendment A, *Ordinance Amending Title VII, Chapter 76, Schedule V Handicapped Parking*. The church requested an additional spot for handicap parking. The spot would be on Indiana Street between Main and Franklin Street. Carolyn Pearson moved to approve Ordinance 2017-17 on first reading. Second by Dale Seward. Motion carried. (5-0)

Dale Seward moved to suspend the rules of procedure to allow for passage on the same day as introduction. Second by Mike Shockley. Motion carried. (5-0)

Dale Seward made the motion to pass Ordinance 2017-17, Amendment A on second reading. Second by Richard Traeger. Motion carried. (5-0)

Richard Traeger made a motion to pass Ordinance 2017-17, Amendment A on third and final reading. Second by Dale Seward. Motion carried. (5-0)

Proposed Ordinance 2017-18, *Ordinance Designating Columbia Street as One-Way between Washington and Union*. Dale Seward stated he felt it was too early to make a determination since the Community Center is not open at this time. Traffic would have to be observed. Richard Traeger felt with the tracks being right there, it could be dangerous. Mayor Evans stated it would be scheduled for the January meeting.

Proposed Ordinance 2017-19, *Ordinance Repealing Delphi Code Sections 30.25, 30.26 and 30.27 regarding Community Room*. Mayor Evans said this was another ordinance that needed to be cleaned up. The Community Room is also referred to as the Lions Room. It has not been used by anyone paying rent for many years. It needs to be repealed. Richard Traeger made the motion to pass Ordinance 2017-19 on first. Reading. Second by Brian Garrison. Motion carried. (5-0)

Proposed Resolution 2017-9, *Indiana Broadband Ready Community*. Mayor Evans explained this was a signal to companies that we are broadband ready. It's a good step to getting fast, reliable internet. Carolyn Pearson made a motion to pass Resolution 2017-9 on first and final reading. Second by Mike Shockley. Motion carried. (5-0)

Proposed Resolution 2017-10, *A Resolution Clarifying Requested Language Regarding AirBNB*. Mike Shockley questioned the square footage. Jeff Watson expressed his concern with council regulating use of properties. Makenzie Martin, city attorney, this would be very general and owners would not need to go to Area Plan. Going forward from this general resolution, we have a chance to develop and even a chance to repeal. Mayor Evans stated he would like to have a motion to leave the resolution vague with 30-day time in U1 and U2 without going to Area Plan each time. Ms. Martin would draft a memorandum with recommendation to Area Plan. Area Plan would review and send back to us. Brian Garrison made the motion for our attorney to draft a general memorandum to Area Plan. Second by Richard Traeger. Motion carried. (5-0)

Council Comments:

Dale Seward stated the garage on N. High St. was torn down and the area looks much better. Mike Shockley feels a garage on Summit needs to be looked at as building is unsafe with roof falling in.

Public Comments:

Jeff Watson asked what definition would keep him from converting his fourteen-unit building into an AirBNB.

Debbie Lowe asked about AirBNB advertising.

Dale Seward made a motion to adjourn. Second by Brian Garrison. Motion carried. (5-0) Meeting adjourned at 7:48 p.m.



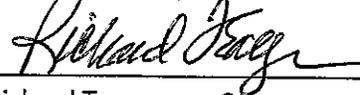
Mayor Shane Evans



Carolyn Pearson, President



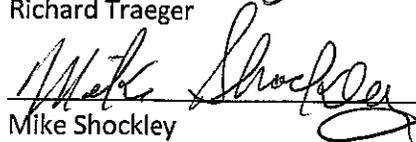
Brian Garrison



Richard Traeger



Dale Seward



Mike Shockley

COMMON COUNCIL
DECEMBER 4, 2017
7:00 P.M.
FORMER FIRE DEPARTMENT

Mayor Shane Evans called the meeting to order and led in the Pledge of Allegiance.

Roll call was given and the following were present: Carolyn Pearson, Brian Garrison, Dick Traeger, Dale Seward and Mike Shockley.

Minutes from the meeting of November 6, 2017 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Dale Seward. Motion carried. (5-0)

Written reports were distributed to council members prior to the meeting. Mayor Evans asked if members had any questions for the department heads. Dale Seward asked Chief Mullin how many citations, written warnings and parking tickets had been issued in November. Chief Mullin stated there had been 6 citations, 0 written warnings and 13 parking tickets.

Dale Seward, serving on Area Plan, noted the APC is dealing with small animals and working on resolving for unincorporated towns. Dale also stated the APC provided a favorable recommendation for vacation homes.

Mike Shockley reported the walls of the Community Center had been foamed. Drywall had been delivered to the site and he thinks the drywall will be hung next week.

UNFINISHED BUSINESS:

Proposed Ordinance 2017-19, *Ordinance Repealing Delphi Code Sections 30.25, 30.26 and 30.27 regarding Community Room*. Dick Traeger made a motion to pass on second reading. Second by Brian Garrison. Motion carried. (5-0)

NEW BUSINESS:

Proposed Ordinance 2017-20, *Ordinance Permitting Vacation Rentals by Owner within U-1 and U-2 ones within City of Delphi*. Brian Garrison made a motion to pass on first reading. Second by Dick Traeger. Motion carried. Mayor Evans asked if council desired to proceed with 2nd and 3rd reading. Carolyn Pearson stated her desire to wait to give the public a chance for input.

Proposed Ordinance 2017-21, *Ordinance Amending Common Council Meeting Schedule*. During discussion, Dick Traeger stated this was a clarification of what we are doing. Carolyn Pearson stated she did not feel meetings should be scheduled around one individual's schedule. Dale Seward noted being unfavorable to section 3. The council members amended the proposed ordinance to remove the third and last "Whereas" and amended subsection C (1) as follows: "The Common Council, at the regularly scheduled December meeting of each year, shall pass a resolution identifying the regular and stated meetings of the Council to be held the following calendar year. Regular and stated meetings of the Common Council should be held at 7:00 p.m. on the first Monday of each month. Regular and stated

meetings may be held on dates other than the first Monday of each month if the first Monday of the month is a City Holiday." Dale Seward motioned to pass on first reading as amended. Second by Carolyn Pearson. Motion carried. (5-0)

Dale Seward moved to suspend the rules of procedure to allow for passage on the same day as introduction. Second by Brian Garrison. Motion carried. (5-0)

Carolyn Pearson moved to pass Ordinance 2017-21, as amended, on second reading. Second by Mike Shockley. Motion carried. (5-0)

Carolyn Pearson motioned to pass Ordinance 2017-21, as amended, on third and final reading. Second by Dick Traeger. Motion carried. (5-0)

2018 Meeting Schedule. The August 13, 2018 Budget Workshop meeting time was amended to 5:30 p.m. from 6:30 p.m. Dale Seward motioned to approve the meeting schedule as amended. Second by Mike Shockley. Motion carried. (5-0)

2018 Holiday Schedule. Mayor Evans presented the dates for holidays for the year 2018. Mike Shockley made the motion to approve the 2018 Holiday Schedule as presented. Second by Carolyn Pearson. Motion carried. (5-0)

MISCELLANEOUS BUSINESS:

Sidewalk Ratings. Mayor Evans asked council members for updates on the sidewalk project. Carolyn Pearson stated it was hard to rate some as part is good and part is bad. Lots of streets in her area do not have sidewalks or curbs. Carolyn also stated she has time to do this homework but not all council members do. Brian Garrison reported struggling with his part even with the help of Mike Shockley. Brian stated he will try to have his area done by end of year. Mike Shockley noted the further you go from the center of the city, less sidewalks exist. Brian Garrison agreed but also stated there are areas within a few blocks of the Courthouse that need to be replaced. Carolyn Pearson feels residents should be willing to share in the cost. Carolyn emphasized how many streets have no sidewalks or curbs. Mike Shockley noted his neighborhood was constructed in 1978 and does not have one curb or sidewalk. Mayor Evans offered to look at curb, sidewalk and drains on Terrace Lane and get an estimate. Mayor Evans would like to have all reports by the end of the year. Mayor Evans and Aaron Lyons will put together a spread sheet and priorities. There are federal grants available but they have a 5-year lead. If we apply now, we would receive in 2022.

Community Cleanup. Mayor Evans asked the Council for recommendations on locations within the City of Delphi in need of a clean up and if there are organizations the Council could contact that would participate. Carolyn Pearson stated Leanne Aldrich had used the help of Delphi Business Women to cleanup the flowerbeds in the downtown area. Carolyn Pearson stated that maybe the business owners could help keeping the beds clean. Mayor Evans will write a letter to the businesses and ask for their help. Mike Shockley stated the Hamilton Street Hill is constantly littered.

Abandoned and Vacant Buildings. Mayor Evans asked the Council for suggestions on how to identify vacant or abandoned homes with the City of Delphi. Leanne Aldrich suggested it may be accomplished

through the water department's records and that it is possible for a report on inactive meters could be generated by the utility clerk.

Future Documents Desired. Mayor Evans asked the Council if there are other documents the Council would like relating to the 2017 calendar year or for planning for the 2018 calendar year. Dale Seward stated he believes things would flow better at budget time if each council member worked with a department head. He feels purchases would not be a big surprise when the budget for the next year is addressed. Carolyn Pearson stated the BOW should not be involved in the budget process. Brian Garrison noted at one time, the City had a five-year plan for capital expenditures. Mayor Evans stated he would like to introduce this again and then purchases for departments would not be a last-minute surprise.

Improvements 2018. Even though it was short notice, Mayor Evans asked for areas or situations the council members felt could be improved. Mike Shockley asked if the packets could be delivered earlier in the week. Mayor Evans stated he could get a lot of the information in the packets to the council members earlier in the week and would do so, but some of the packet info may not be available until Friday. One issue could be the meeting dates of Area Plan and the docket for the BOW. Carolyn Pearson stated there is room for improvement but she was not going to address this now. Mayor Evans asked if she could meet with him to discuss her feelings on this issue and she responded, maybe.

Legislative Goals 2018. Mayor Evans asked the council members for opinions on legislative goals or other areas of interest that should be the main focus of the council for 2018. Dick Traeger said he might have ideas by the next meeting.

Dick Traeger complimented the Street Department on cleaning up leaves.

Brian Garrison informed the council members he would be absent from the meetings held in February and March.

Sharon Milburn asked when the alley between the Rock Shop and the Crosby Hotel would reopen. She stated it was supposed to be closed a couple weeks and it has been closed for two months. Mayor Evans stated he would text the building owner and let Sharon know the next day.

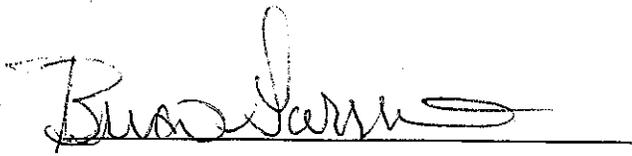
With no further business, Carolyn Pearson motioned to adjourn. Second by Mike Shockley. Motion carried. (5-0) Meeting adjourned at 7:53 p.m.



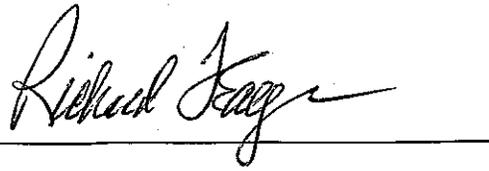
Mayor Shane Evans



Carolyn Pearson



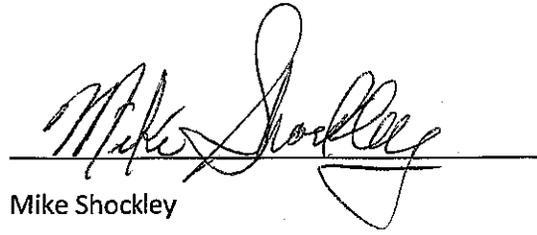
Brian Garrison



Richard Traeger



Dale Seward



Mike Shockley