

BOARD OF WORKS & PUBLIC SAFETY  
January 16 – 5:15 PM  
Community Center, 311 N. Washington Street

Mayor Anita Werling opened the meeting at 5:17 p.m.

Spencer Kingery and Mayor Werling were present; Breanna Maxwell joined later.

Minutes of the January 16, 2023 regular meeting were presented for review. Spencer Kingery moved to approve. Second by Mayor Werling. Without objection, the minutes were approved as read.

Claims totaling \$485,280.24 were presented. Spencer Kingery moved to approve the claims. Second by Mayor Werling. There was no discussion. Motion carried. (2-0)

Unfinished Business

Mayor Werling stated that for the fiber project with Broadway Broadband and Miami Cass REMC, the City has agreed to require only a performance bond in the amount of \$500,000, an insurance bond of \$1 million, and to waive the right-of-way bond. Attorney Robinson clarified that the \$1 million was a certificate of insurance and not a bond. As soon as all required documents are presented, the BOW will be asked for a notice to proceed.

Acquisition of 2.28 acres of land from the June Davis estate was purchased for \$12,500 plus fees for a total of \$12,582.50. The property abuts other City-owned parcels in the Riley Park Annex. Mayor Werling moved that the Board of Works accept the acquisition of the 2.28 acres as part of the Riley Park Annex. Second by Spencer Kingery. Motion carried. (2-0)

Mayor Werling indicated that proposals on the Clarifier Project for the Waste Water Treatment Plant were due on January 16 to BF&S. Two were received: Thieneman and Bowen Engineering. As this is a BOT project, the City will establish a committee to review and rank the proposals and select a firm to negotiate with on final costs and scheduling for the project. Spencer Kingery was asked by the Mayor to represent the BOW and Council on the committee.

New Business.

A request to approve the route for a parade to celebrate Mardi Gras was presented. The parade would follow the same route as in 2022 and would organize at the First Federal parking lot and then proceed on Indiana Street turning left onto Monroe Street, then turning left on Market Street, then turning left on West Franklin Street disbanding after Union Street. Spencer Kingery moved to approve. Second by Mayor Werling. Motion carried. (2-0)

Miscellaneous Business.

No comments from the Board or Clerk-Treasurer.

Public Comments

Debbie Lowe questioned whether State statutes were followed in the purchase of the 2.28 acres from the June Davis Estate opining that two appraisals would have been required. Attorney Robeson stated that that statute did not apply in the case of acquisitions under \$25,000 and that the Mayor had purchasing authority for that amount without additional approvals being required. Lowe then asked about the legal fee for a deed to Minnicus. Mayor Werling explained this was for the sale of the one-acre parcel on Boone's Curve which had been previously approved by the Board.

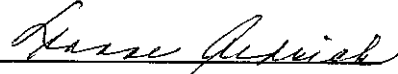
Gayle Conner, 510 E. Franklin, asked the status of the "Make My Move" agreement. Mayor Werling stated that the agreement had been signed with contingencies that IEDC funds were received for Delphi and that the start up not occur before July 2023. Conner asked about the status of 402 S. Washington Street. Mayor Werling indicated that a proposal had been sought for demolition of all structures on the property. Additionally, opinions were sought on likely appraisal values for vacant lot, building with roof having been repaired, and building as is. The review will be on a future Board of Works meeting. Conner asked if a letter of intent had been with the owners of Burnbrae. Werling replied that it had not, but that work was proceeding on a Phase I development plan.

Future Business and Announcements

Mayor Werling stated that the Comprehensive Land Use Plan for the City of Delphi would be on the agenda for review by the Area Plan Commission at its January 24, 2023 meeting. A public hearing on the CLUP would proceed discussion by the APC which would then provide a favorable, unfavorable, or no recommendation to the City Council which will consider adoption of the CLUP at its February 6 meeting. Copies of the plan will be available in the Clerk's office, the Area Plan office, on the City's website, and on Google Drive. Werling also stated that the steering committee to update the City's zoning ordinance had been selected and was set to have its kickoff meeting on January 18 at 6:00 p.m. at the Community Center.

There being no other business, Spencer Kingery moved to adjourn. Second by Breanna Maxwell. Without objection, the meeting was adjourned at 5:47 p.m.

  
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Mayor Anita Werling

  
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Leanne Aldrich, Attest