

COMMON COUNCIL
FEBRUARY 6, 2012
7:00 P.M.

Mayor Randy Strasser opened the meeting and led council members and guests in the Pledge of Allegiance.

Roll Call: Present for the meeting were Carolyn Pearson, Nelson Smith and John Bennett. Dick Traeger and Brian Garrison were absent.

Minutes from the January 3, 2012 meeting were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Nelson Smith. Motion carried.

OLD BUSINESS:

- A) HHH Development Plan. A book was passed out to each council member and an ordinance will be required at next month's meeting. This involves 1100 acres south of town (TIF) where water and sewer lines should be placed when building starts. Carroll County Redevelopment needs to pass a similar ordinance. EDC, represented by Laura Walls is a partner in this project. \$25,000 was approved by the council in 2009 for the expenses involved in this work. A public hearing will be set up for this plan.
- B) Downtown Parking Proposal. The process addressing the downtown parking issues started in February of 2011. A proposal was presented to the council during the July, 2011 meeting. John Bennett questioned who was on the committee and feels a steering committee consisting of downtown businesses; Chamber, Main St, etc should be looking over the proposal with the goal of making the proposal a working plan with needed enforcement. Mayor Strasser informed the council John Chapman had been working with Mayor Strasser for 2 years on this proposal. Mayor Strasser feels this is a good plan, will open up parking downtown as well as limit the area the police have to enforce. Nelson Smith stated that the plan doesn't protect business due to many spaces being unlimited. Carolyn Pearson noted this has been an ongoing problem but feels the court house problem has been addressed and the problem is solved.
- 1) Bob Lucas, Lucas Dentistry, stated this plan would adversely affect 8 to 10 businesses. Mr. Lucas does not understand the criteria for suggested changes.
 - 2) Marge Franklin, Sandwich Shop, feels a hardship will be placed on business owners if this proposal is accepted. Mrs. Franklin feels that signs and enforcement of the present ordinance has taken care of the problem.
 - 3) Dale Seward, Delphi Chamber of Commerce, found errors with parking count on our proposal. Mr. Seward feels that continued enforcement will take care of the issues in the future.
 - 4) Tom Gray, resident of downtown area, stated there are 2 lots with plenty of spaces for employees to park their vehicles for the day. The lot by Smitty's (Delphi Chamber) and the lot by JC's (County) have plenty of room and are not utilized. Mr. Gray supports the proposal's additional handicap spaces and supports the enforcement of existing parking rules.
 - 5) Jane Abbott, resident, works downtown and feels enforcement has taken care of the problem.

Mayor Strasser asked for a show of hands of those interested in working towards a solution to the parking issues and the following people volunteered: Krista Watson, Tom Gray, Jane Abbott, Dale Seward, Anita Werling, Nelson Smith and Bob Lucas.

NEW BUSINESS:

- A) 1st Reading of 2012-1. A 4 way stop sign needs to be placed at the intersection of Vine and Wabash Street. This change arises from recommendations from the Safe Routes to School grant and supported by Chief John Chapman. Carolyn Pearson made the motion to approve 2012-1 on first reading. Second by John Bennett. Motion carried. Final reading of 2012-1 will be during the February meeting.
- B) Grant Proposal. Anita Werling, Delphi Preservation Society, gave the council members an update on the grant proposal that will be sponsored by the City of Delphi. A public hearing was held at 6:30 P.M. previous to the council meeting. The grant will make the Opera House handicap accessible and will include an elevator, sprinklers and 2 sets of fire stairs. A required "nod" is needed from the council and then the process can begin. A proposal will be submitted, reviewed, another public hearing will be held in May and the award will be announced in August. Ms. Werling feels this will have a tremendous impact on the downtown area. The grant amount is \$400,000 with a 10% match of \$40,000 that could be taken out of EDIT, but that can be decided later. Carolyn Pearson made the motion for the City of Delphi to be the vehicle for the proposed grant. Second by Nelson Smith. Motion carried. Mayor Strasser explained this grant has a time line of 18 months to finish once the grant is awarded. This is a Community Block Grant and the city can only have 2 of these grants at one time. One of these two grants must be completely closed out before a third can begin.
- C) Purchase Policy. Mayor Strasser noted this was a topic at the last schooling he attended. In the near future a purchase policy will need to be in place in order to apply for grants. Mayor Strasser would like the council members and the department heads to give feedback for the dollar amounts
- D) Cook and Water Street Project. Aaron Lyons reported that the project has been completed by F&K Construction other than the reseeding to be done this spring. The project cost was \$33,395.00 and \$750.00 will be held out until the reseeding is completed. Carolyn Pearson made the motion to pay F&K \$32,645.00 now and \$750.00 when project is completed and to take these funds out of Rainy Day. Second by Nelson Smith. Motion carried. An ordinance will be prepared and presented for passage at the next council meeting.
- E) Redevelopment Committee. Common Council needs to appoint 2 members and Mayor Strasser needs to appoint 3 members to the Redevelopment Committee. The appointed members are Drew Sandora and Jerry Holsapple (council) Anita Werling, Sandy Flora and Joe Mayfield (mayor). Carolyn Pearson made the motion to approve the above named to the Redevelopment Committee. Second by John Bennett. Motion carried.

Department heads will not be required to give reports due to the time. Anita Force, Park Superintendent, distributed a Park Use Agreement to the council members to review. John Bennett feels the agreement should show a dollar amount of insurance required by the user. Pat Clawson noted the county requires \$1,000,000.00 for insurance coverage. Carolyn Pearson made the motion to accept the Park Use Agreement with the addition of the \$1,000,000 insurance coverage requirement. Second by John Bennett. Motion carried.

Darrell Sterrett, Fire Chief, addressed the council members with his concerns in regards to the proposed purchase policy. Darrell feels this policy would take the responsibility from the fire territory board. Darrell introduced Cindy Harmon, attorney, and explained that the Fire Territory had hired Mrs. Harmon for a legal opinion pertaining to purchasing the Shaffer property and the environmental issues involved. Mrs. Harmon explained the reports from IDEM have been filed in the past and pockets of residue remains on the site. Reports show that IDEM has cleared the property with exception to permanent residences or wells. The contaminants that are indicated on the site map are not unacceptable by IDEM

standards. If any excavation in these specified areas is done to a depth of more than 2.5 feet, IDEM must be notified 30 days prior to excavation with a soil impact and plan. It should not be a problem for insurance to be obtained from our carrier and should be obtained. If there are problems and the original owner did not have enough coverage, than any work or cost could be covered by a state fund for leaking storage. The contract must include working with IDEM and cover the new owner for past issues. Mrs. Harmon would be willing to draw up the new real estate contract. The council noted their agreement to this as long as assurance is given by Bob Reef, our insurance agent, coverage is possible. Mayor Strasser asked Mrs. Harmon to send the contract when completed to Mrs. Diener, the city attorney. Mrs. Diener explained that it will take another meeting to approve this contract.

Laura Walls, Director of EDC, announced Mayor Strasser would be giving his State of the City address during the Carroll County Chamber luncheon on Wednesday.


Meeting was adjourned at 9:30 P.M.




 Mayor Randy Strasser



 Carolyn Pearson



 Nelson Smith



 John Bennett

 Brian Garrison



 Dick Traeger