

COMMON COUNCIL

JANUARY 7, 2013

7:00 P.M.

Mayor Randy Strasser opened the meeting and led everyone in the pledge of allegiance to the flag.

Roll Call was given and the following members were present: Carolyn Pearson, John Bennett and Dick Traeger. Brian Garrison and Nelson Smith were absent.

John Bennett made the motion for Carolyn Pearson to serve as Council President. Second by Dick Traeger. Motion carried. (3-0)

Minutes from the December 3, 2012 meeting were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented with the information that two small errors had been corrected. Second by Dick Traeger. Motion carried. (3-0)

OLD BUSINESS:

Stellar – Mayor Strasser reminded the council members a monthly update on the Stellar Grant was in the information packets. There will be a meeting held at the Opera House on the 8<sup>th</sup> of January, 2013 for the Facades Downtown.

Mayor Strasser brought Ordinance 2012-11 for discussion. This ordinance concerns the use of drugs and alcohol in the workplace. Carolyn Pearson made the motion to pass Ordinance 2012-11 on second and final reading. Second by Dick Traeger. Motion carried. (3-0)

Mayor Strasser brought Ordinance 2012-12 for discussion. This ordinance concerns fair housing practices in our city. Carolyn Pearson made the motion to pass Ordinance 2012-12 on second and final reading. Second by John Bennett. Motion carried. (3-0)

2013 Appointments: Department Heads will remain in place. Airport Board has received the resignation of Ed Gruber after many years of service. Mayor Strasser will be finding a replacement for his position on the board. Anita Weirling has resigned from her position on the Redevelopment Commission due to her extensive involvement with the Opera House project. Mayor Strasser thanked Anita for her contributions and will fill her position in the future. Carolyn Pearson made the motion to leave Drew Sandora and Jerry Holsapple as the council appointees on the Redevelopment Commission. Second by John Bennett. Motion carried. (3-0) John Bennett questioned if we are going to have park board members. Mayor Strasser noted he would like to have new appointees for the park board and have it functioning by the end of the 1<sup>st</sup> quarter.

Mayor Strasser introduced Resolution 2013-1. This resolution establishes an economic development area in the area known as the Delphi Economic Development Area. Carolyn Pearson made the motion to approve the Resolution 2013-1. Second by Dick Traeger. Motion carried. (3-0)

Mayor Strasser introduced Dennis Zeigler, General Manager of New Wave Communications. Mr. Zeigler explained their plans to move the present cable system into the future. Advanced video offerings, high speed broad band internet, phone and home security will be able to be bundled by late summer. Fiber optics will be brought to Delphi and then lines to homeowners. Plans also include opening an office locally. Mayor Strasser thanked Mr. Zeigler for taking the time to address the council and inform every one of the plans.

Mayor Strasser informed the council of the needed changes to the Police SOP's. It has been determined to remove the benefits available to the police department from their SOP manual and to incorporate the benefits in with the city plan. Leanne explained the main needs come from the lack of sick time available to police officers. Under their present plan, they must miss 3 consecutive days and have a doctor's slip in order to be paid for sick days. The city employees can use out of PTO time and can be paid hourly or daily up to 64 hours for sick or personal time. Leanne informed the council this had been addressed over a year ago and had never been changed. Leanne requested the council to address this issue and allow her to pay an officer for the two sick days he is claiming on this time sheet. Mrs. Diener recommended this be taken to the BOW. Mayor Strasser will put a notice in the paper for a special hearing on Wednesday. It was determined this was not enough time to advertise for a special meeting, therefore a meeting will be held on Friday at 8:00 AM.

Conflict of Interest: Mayor Strasser has signed a conflict of interest form due to his wife owning the Garden Gate Tea House and the negotiations with relocation of the business. Mayor Strasser will not be voting on any issues involving the Opera House during the BOW meetings. Kevin Kologinsky is the owner of two buildings in the historic district and has also signed a conflict of interest statement. He will continue to serve on the stellar committees but will not be voting on any issues that could possibly benefit his position. Mrs. Diener will give her determination to OCRA. The two conflict of interest forms needs approval by the Council and BOW and must be filed with State Board of Accounts and OCRA. The minutes from this meeting will accompany the conflict of interest forms. John Bennett asked for clarification. Does this mean you, Mayor Strasser, will not vote at the BOW meetings and that the BOW will determine the distribution of funds and Kevin Kologinsky will be allowed to work on Stellar even though he is in a position to receive money from Stellar. Mrs. Diener stated the conflict of interest statements spell out with the not voting by either party, it established a legal operation of duties. Carolyn Pearson made the motion to approve the Uniform Conflict of Interest form for Mayor Randy Strasser and Kevin Kologinsky. Second by John Bennett. Motion carried. (3-0)

John Bennett questioned about recording system for minutes. Leanne Aldrich felt more investigation should be done to pros and cons before entering into this way of recording the minutes.

Encumbrances from the 2012 funds carried into the 2013 year totaled \$33,570.43. Previously \$69,477.24 had been approved for the street department to carry forward. Carolyn Pearson made the motion to approve the encumbrances as presented. Second by Dick Traeger. Motion carried. (3-0)

Department Heads:

Wastewater: Dick VanSickle noted there is nothing out of the ordinary to report. New lift station is almost done and looking at work on 2C project.

Street: Aaron Lyons reported the recycle truck is back up and running. The leaf machine has been repaired and Aaron brought it back from Fort Wayne. John Bennett questioned if the calendar for 2013 has been printed. Aaron replied it had not been printed. Mayor Strasser noted they are working on this now.

Police: John Chapman reported on the criminal mischief two weeks ago. He has submitted a claim for reimbursement for the bullet proof vests purchased and should receive our ½ of the cost soon. Work is still being done with the school system in regards to safety plans.

Airport: NOT PRESENT

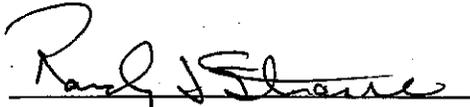
Area Plan: John Bennett noted there was nothing new to bring to the council attention. Mayor Strasser explained he has met with Kathy Mylet, Cynthia Harmon and Mariam Robesom for making a process for permits for new construction within the city. We need a way to keep the city informed, in the loop and in control of projects. John Bennett questioned if we have enough help to do this. Mayor Strasser replied we will address this at budget time and perhaps it would take someone to work part time to accomplish this. We have an issue with Kathy Mylet at least two times per month.

Fire: Darrell Sterrett did not have a report ready and replied the department had been slow. Mayor Strasser asked when Darrell would have a report for the council. Darrell noted that as soon as our computer tech fixed his computer he would have a report for the council.

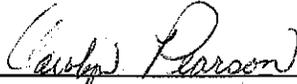
Community Development: Kevin Kologindky reported the Canal Center is getting ready to install the bridge and trail along the canal and Stellar will work with the Canal on this project. There will be a meeting on the 8<sup>th</sup> of January, 2013 at the Opera House on the Facades Project. Safe Routes To School will be let soon and there is no match from the City. The floodgate grant has been deactivated due to the time frame on property acquisition and environmental issues. This will result in more cost to the City. Freedom Bridge has the paperwork to INDOT but did not get it advertised. It appears that advertisement will be in March. Mayor Strasser explained there are lots of new people at state level and INDOT has backed a lot of projects up.

Mayor Strasser informed the council he will be having staff meetings with department heads the 1<sup>st</sup> Wednesday of each month and then every following Wednesday will be with individual department heads with a one on one situation. Nelson Smith had mentioned mass communication for city residents over 2 years ago and with the past issues it is a project we need to complete. Mayor Strasser is having the billing department in the Clerk's office update phone numbers for possible use. Mayor Strasser would like to have the reports from the department heads sent electronically. It is his recommendation for water, wastewater, street and part to be done quarterly. Police reports could be done monthly. The council agreed to see the police reports from John Chapman at each meeting.

Meeting adjourned at 8:30 P.M.



Mayor Randy Strasser



Carolyn Pearson

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Brian Garrison

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Nelson Smith



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Dick Treager

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John Bennett

COMMON COUNCIL  
FEBRUARY 4, 2013  
7:00 P.M.

Mayor Strasser opened the meeting with the reciting of the pledge of allegiance.

Roll call was given. The following council members were present for the meeting: Carolyn Pearson, Dick Traeger, Nelson Smith and Brian Garrison. John Bennett was absent.

Minutes from the council meeting held on January 7, 2013 were presented for approval. Carolyn Pearson noted there was one typo under the sixth paragraph and it was corrected. Carolyn Pearson made the motion to approve the minutes as corrected. Second by Brian Garrison. Motion carried. (4-0)

NEW BUSINESS: Julia Leahy, representing Carroll County Chamber of Commerce, brought information on an ordinance she had presented to the County Commissioner to establish a board that will oversee the 5% innkeeper's tax, collections and expenditures. This tax will not be collected until there are 30 rooms or more in the county. At this time, it is just a formality but the desire is to establish a commission and establish how they will collect the tax. The County has 4 appointments to the board and the Mayor will have one appointment to make to the board. The four appointed by the county are Tom Gray, Lynn Corson, Mary Blue and Pat Spence. Julia suggested the Mayor appoint Claudanne Burks. The board will be happy to present quarterly reports to the council showing where the money is being spent. At the present time money is being spent from EDIT to cover what is anticipated by this board. Julia also presented a formal invitation to the council members for Tuesday March 5<sup>th</sup> at 6 P.M. to attend the State, City, County and Towns addresses. This will be very informative as what is going on in the county, city and towns. This will be held at the Canal Center. Julia and Randy informed the council members they had been contacted by a hotel developer interested in this area. It looks very promising.

Mayor Strasser presented a resolution adopting the American with Disabilities Act requirements regarding ADA and grievance procedures. Mayor Strasser read the resolution to the council. Mayor Strasser noted he will be the ADA coordinator because the city does not have the people or staff. Carolyn Pearson thought the city had hired someone to do that and Mayor Strasser explained they are not the coordinator; they are to gather information and develop a plan for the city to follow. Carolyn Pearson made the motion to approve Resolution 2013-2. Second by Dick Traeger. Motion carried. (4-0)

Mayor Strasser presented an amendment that he stated needed to be approved. The original resolution established the roles and responsibilities for the City of Delphi and Delphi Preservation Society regarding the Delphi Opera House project. Mayor Strasser stated there had been a change with DPS process. A construction manager will be hired to oversee the project instead of a general contractor. DPS voted and amended their resolution on January 17<sup>th</sup>, 2013. The council needs to amend the resolution previously passed and number 7 is the only part of the resolution that needs to be addressed. Mayor Strasser read item 7 to the council members. The amendment states DPS shall participate in the

procurements and selection of a construction manager. The City of Delphi and DPS shall review and approve the construction manager's scope and fees. The project shall be bid in multiple packages and let at the same time. DPS shall review contract bids and recommend the contract awards to the City of Delphi. DPS shall review proposed change orders and recommend approval to the city. Carolyn Pearson made a motion to amend item 7 of the previous resolution. Second by Dick Traeger. Motion carried. (4-0)

#### OLD BUSINESS:

Mayor Strasser reported the parking process for Stellar is moving forward. Two different, ideal areas have been identified. Previously the BOW had approved Sandy Flora to do the title searches. Estimates from 3 or 4 will be taken to do the appraisals on the fourteen parcels. These will have to go through a review appraisal. Another 2 to 3 months should see this part of the process completed. Carolyn Pearson questioned if the parking area behind the Freedom Center owned by George Kerlin would be bought and if the Freedom Center would be allowed to use the parking area. Mayor Strasser explained if Stellar money is used for this, it will be public parking and unrestricted. Dick Traeger noted all of the properties are being looked at but for clarification, it was his understanding that not all would be purchased. Mayor Strasser replied that was correct. Mayor Strasser stated if you use stellar dollars to purchase the property, then you can not restrict it. He explained they may not buy all the properties but would want to negotiate a contract to make some improvements to them. These items would be outside of Stellar and would be brought back to the Council and BOW.

Kevin Kologinsky was not present for the meeting and Mayor Strasser noted all council members have a copy of his report. Included in his report was the information concerning the floodgate grant and the budget should be in by the end of the week. This will be sent to the State again. A public hearing will need to be held again. Bidding could happen by mid to late July for the project and contracts awarded by the first BOW meeting in August and construction beginning in September. Dick Traeger asked for the status on qualified housing. Mayor Strasser replied it was in the bid process now. A team meeting will be Wednesday of this week at DPS and a quarterly meeting with state officials will be that same afternoon.

#### Department Reports:

Aaron Lyons reported section two of sign replacement has almost been accomplished. There is some money left from this part of the process and he plans to use it for section 3. Some light poles were removed at Riley Park Annex due to bases being rotted out.

Dick VanSickle reported they are on number 15 of carbon source shipments. He stated on January 9<sup>th</sup> they had replaced a gate at the chlorine tank with a new stainless steel gate. The old gate had been there since the plant was built. Carolyn Pearson questioned why they did not go with a plastic gate. Dick explained it is a very large gate and due to the environment and what is expected of the gate, the stainless steel was the best option. Their new pickup is in service now and is equipped with lights and bed liner. Dick made the council aware the BOW had approved the replacement of the booster system. The present booster system has been in service for the last 22 or 23 years.

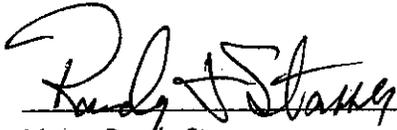
Mayor Strasser reported on the new office building being built near Alco. Discussions have been held with the people at the old Globe building and what their needs for water and sewage would be. One warehouse is holding racks and boats from Tall Timbers. They have other projects in the works. Conversations with the leadership at Peters and Revington in regards for future plans for their building have been continuing. It would be a good location for 8 to 10 different business to locate. The owners are not walking away and their ultimate goal is to make the facility ready to sell. They are willing to work with the city and EDC for using our sites to advertise. Mayor Strasser feels this building is more marketable than the Globe building.

Mayor Strasser reminded the council of a public meeting held 4 years ago with discussions and visions for the community. Elected officials, service organizations, churches and council attended and had input. Another meeting should be held when you consider all that is happening with Stellar. Everyone would be able to see what is going on with the changes. Maybe one or more should be held each year and that would depend on the attendance and these meetings would be held at the interpretive center.

Darrell Sterrett presented his report. The council received his totals for 2012 as well as January totals. Darrell asked Mayor Strasser if there was an issue with the fire department reports being done by Marilyn. Through a conversation with Mike Eiler, it was reported Mayor Strasser had approached Mike about doing the reports. Darrell wanted to know if there was an issue. Mayor Strasser stated he didn't believe this needed to be discussed but since it was brought up he would address it. Mayor Strasser stated he was told by Mike Eiler the fire department was having discussions about doing the reports. Mayor Strasser stated the discussion with Mike had been through emails. Mayor Strasser stated there was not an issue with Marilyn doing the reports. Darrell reported a territory meeting had been held a few weeks ago and they formed a building committee. Darrell wants all to understand they are a long way from breaking ground. John Bennett has been appointed to serve on the building committee to represent the council. Darrell made the council aware of the condition of the furnaces in the fire department. One of the furnaces has stopped working all together and the other furnace is not in good condition. Darrell wanted clarification as to who is responsible for replacing the furnaces. Mayor Strasser stated it is the city's responsibility. Darrell has someone willing to purchase the furnaces and install them with no labor cost. Mayor Strasser told him to get the information to him.

Mayor Strasser mentioned the territory had a meeting with Umbaugh in December. Umbaugh came to the meeting with help and information on tax rates as well as advice for budgets. Mayor Strasser is hoping by the first of March the finance committee can meet with Umbaugh to get the projects with utilities going. Carolyn Pearson questioned if they recommend a different approach besides setting money aside. Mayor Strasser explained if someone says they are going to set money aside in a fund for a building to be built and at that time there is no proof that is where the money will be spent, they can later turn around and spend it on whatever they please. Mayor Strasser reported if you go in debt and you do a bond issue, or there is debt, then you can tax for that money and it is for a specific debt and not a proposed debt.

With no further questions or discussions, the meeting was adjourned at 8:10 P.M.



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Mayor Randy Strasser



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Carolyn Pearson

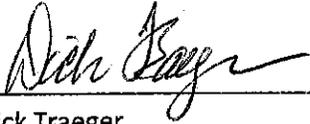
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Nelson Smith



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Brian Garrison



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Dick Traeger

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John Bennett

COMMON COUNCIL  
MARCH 4, 2013  
7:00 P.M.

Mayor Randy Strasser called the meeting to order and led council members and guest in the pledge of allegiance to the flag.

Roll call was given and the following members were present for the meeting: Carolyn Pearson, Brian Garrison, Dick Traeger and John Bennett. Nelson Smith was absent due to a death in his family.

Minutes were presented for approval from the February 4, 2013 meeting. Carolyn Pearson made the motion to approve the minutes noting a couple of type errors had been corrected. Second by Dick Traeger. Motion carried. (4-0)

OLD BUSINESS:

- A. Stellar paperwork is moving forward with bids on owner occupied housing coming in high. A team meeting scheduled for Tuesday has been cancelled and scheduled for next Monday, the 11<sup>th</sup>. We are waiting on grant agreements on streetscapes and trails to be signed. Dick Traeger and Mayor Strasser will sit on the interviews for the construction manager for the opera house project. Contracts for the construction manager will be brought back to the BOW meeting.
- B. Parking Ordinance and map was looked over by city attorney, Abigail Diener, and she reported that all is in order with map work reflecting ordinance.

NEW BUSINESS:

- A. Land Use/zoning update shows the surveys detail land annexed in the 90's but zoning had never been done. The Methodist Church has been the only issue and the possible Zimpher development on Dayton Road could be another issue. John Bennett serves on the area plan and noted he is not sure what the city wants around the Anderson area. Area plan has made a favorable recommendation for this land to be zoned residential. Area plan members have formed a subcommittee to better understand role of Kathy Mylet's position. They are also looking at the current budget noting \$300,000 had been taken from the area plan budget and placed in general but ear marked for area plan. Area plan has made a recommendation to follow city zoning realizing the city is concerned with fringe areas annexed last and the need to have appropriate zoning. John Bennett questioned if there was a need to have a public meeting when we have correct maps available. Mayor Strasser noted that was appropriate procedure since there will have to be an ordinance to redo zoning.
- B. Resolution/matching funds on floodgate project. Mayor Strasser asked the clerk for the resolution and Leanne replied she did not have a copy but would go get one. Mayor Strasser noted it will be ready for the next council meeting.
- C. Mike Turchi from BF&S reported on the well system. He presented a document that had been given to council members last September and noted most of the short term needs listed were

underway and had been approved by the BOW. The test well is scheduled for the first of April. It is possible the city's need for water could double within the next five years. This test well, if successful will be tied into the present system. In the future, water from the TAZ valley laying <sup>to</sup> 3 7/5 miles out and would need to have lines brought back to Delphi or the use of surface water at US Agg needs to be considered. BF&S will look into both ideas along with consulting with Peerless Wells and Umbaugh Associates. Agreements to begin this process will be brought to the April meeting. This process could take from 6 to 12 months to determine which process is to the best interest of the city and could be 3 years before water could be delivered to residents.

D. Department Reports:

Clerk: Leanne invited the council members and guest to come see the remodeling completed in the office. The city paid for paint and labor and Leanne provided the paintings and decorations. The financial report had been filed with DLGF and SBOA and was filed by 8:30 P.M. on the deadline. The debt report filed with DLGF was done 2 weeks before deadline. Work is continuing with online payments as well as credit and debit cards.

Police: John Chapman reminded the council members to look at the back page of the activity report he had given them. This report shows how hard the officers are working. Several of the officers are attending training schools. John has been waiting on a shipment of ammo since the first of January.

Community Development: Kevin Kologinsky reported if the bids are OK then Freedom Bridge will proceed and if not then will be relet without stripping down. The Interurban Trail is subject to "106 review" if 2 properties are changed. One building needs to be torn down and one building needs to be moved. So this will delay this project. Safe Routes will have a new application submitted on March 11<sup>th</sup> due to new easements needed.

Street: Aaron Lyons reported several trees were removed at the park and the stumps have been removed. The old chain link fence has been removed.

Utilities: Dick VanSickle reported the final walk through had been completed. Money had been held from Geiger (\$13,300) until the crack in the road can be repaired and this depends on temperatures. Thieneman has completed their work but the seeding of grass and it was agreeable to do this spring. The pump has been replaced and running. Brian Garrison questioned why he had been receiving complaints on smell and taste of water from residents on Cottage Street. Dick responded well #1 is being used and this is the problem. The water is tested weekly and is safe to drink and use. We will probably hear more complaints until we are done using this well. If there are any further complaints, please notify Dick or Craig Myers.

Mayor: Mayor Strasser reported he was not prepared to give the outline of the state of the city that he would be giving Tuesday night at 6:00 P.M. at the Interpretative Center. Mayor Strasser explained there will be two rounds of owner occupied housing and there are also some programs for rental property owners. There is a possibility we can extend money before we get out of Stellar. We may have to figure out how to get creative in order to fix up these homes.

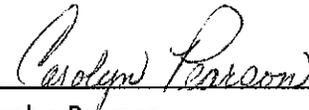
Mayor Strasser questioned if there was anything else from the Council. John Bennett noted the fire department had not been asked to give their report.

Fire Department: Darrell Sterrett reported on the 34 runs in February and 177 hours of work. At this time James Bishop, passing out a copy of a letter asking for Mayor Strasser to resign from the

Fire Territory Board, was stopped by Mayor Strasser explaining this was not the correct time to do this. This meeting is for department reports only. This should be taken outside of city council chambers. Brian Garrison interrupted and noted this was general knowledge in Delphi as well as Lafayette. Everyone knows what is going on so we need to address it and get on with city business. Brian explained this was not an issue to be determined by the council. Darrell explained he did not want an answer to the problem; he was only making the council aware of the issue. Brian recommended the fire territory needs to do research into the state codes and follow through. Brian Garrison also requested the common council to excuse his outburst.

Carolyn Pearson made the motion to adjourn the meeting. Second by Brian Garrison. Motion carried. (4-0) Meeting adjourned at 8:20 P.M.

  
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Mayor Randy Strasser

  
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Carolyn Pearson

  
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Brian Garrison

  
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Dick Traeger

  
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John Bennett

COMMON COUNCIL

APRIL 1, 2013

7:00 P.M.

Mayor Randy Strasser opened the meeting. The pledge to the flag was given by all present for the meeting.

Roll call was given and all council members were present: Carolyn Pearson, Brian Garrison, Nelson Smith, Dick Traeger and John Bennett.

Minutes from the March 4, 2013 meeting were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Brian Garrison. Motion carried. (5-0)

**OLD BUSINESS:**

Corey Whitesall from HWC presented the quarterly update on Stellar. The first year has been spent working on administration, focusing on getting set up. Now Stellar moves into the design stage with a small amount of construction. Most of the construction will be done in the third year.

Owner occupied housing: There are 14 homes in this first phase. The BOW approved contracts today. John Bennett had questions concerning the lead paint issue. Corey explained they bid more than they can do and then strike certain items off the list. If the projects total more than \$25,000 a lead abatement must be done.

Downtown Facades: Meeting has been held with owners of the buildings in the historic district. The next step is to list what the owners want done and compare that to what the architects feel needs to be addressed. It is a process of working together to meet all goals.

Downtown Streetscapes: Work is being done on a LPA agreement with INDOT and it is running a little behind but expected to move on very soon.

Opera House: Shield Sexton has been named the construction manager for the Opera House. This company is experienced in historic restoration,

Washington Street Trail: Right now it is in the process of working on contracts. Work may start this fall but could be later in spring of 2014.

Downtown Lofts: This project involves public and private partnership. The internal goal is to have recommendations by July of 2013.

Parking: There will always be a need for more parking. We are no different than other cities in that respect. We need to determine the impacted area and find a solution. We are looking at buying property and that will be on a voluntary basis. Title searches will need to be done and then meet with owners. This process is tricky and slow.

Utilities: The utility lines under the street need to be looked at and addressed. John Bennett questioned if the timeline to finish was 2014 and what concerns with the highway relinquishment would be to the construction. Corey explained the highway is not where the main work will be done. Corey reminded the council the utilities will have to be addressed before streetscapes can be completed but he does not see this to be a problem.

Brian Garrison questioned why we do surveys and title work before we talk to the buyers. Corey explained we can have some general conversation but we cannot take further until the surveys and title work is done due to legal issues. The laws protect the property owners and keep the cities in check.

John Bennett noted his wife is working on Safe Routes to Schools as a representative of the Delphi Community Schools and would like to see more communication between HWC and Stellar on the project status. Corey explained this project is ready to be let and will probably start in August.

#### NEW BUSINESS:

Resolution 2013-3 Floodgate City Funding. The city share of cost will now be \$219,067. Originally we would have had a cost of \$150,000. We now need to add clearing and grubbing and that could cost up to \$60,000. All the engineering and design work is done. We need to get our application of the grant in, be approved and then be able to start the project in 6 months. Brian Garrison wanted an explanation of why we did not get approved on the first application. Brian stated our first application went in 3 years ago and we had an extension that was good for 2.5 years and we didn't meet the deadline. Brian also stressed we hired BF&S so we wouldn't have issues. Where is our guarantee this won't happen again? Mayor Strasser responded we did not have design and engineer work 3 years ago and now we are shovel ready. Mike Turchi of BF&S explained there had been several issues. BF&S did not put enough money in their estimate of cost to satisfy the rules of Corp of Engineers and IDEM. We tried to do with less money and now we have a better design and in the long run it is probably worked out for the best, assuming it gets approved. Brian questioned where the money is coming from for the city's share. Mayor Strasser said it would be determined at budget time. Brian Garrison responded that does not seem better for the taxpayers. Brian further stated that if the budget wasn't set high enough to work with, then the project wouldn't have been a good one. Nelson Smith wanted to know how long before we will see this done. Mike Turchi replied it could be 2 to 3 years and that would be if we could look at bids this fall. John Bennett wanted to know if there were any obstacles in the construction. Mike listed the protection of the channel (canal is waterway), water certification contracts with IDEM and Corp of Engineers, bank protection, bedrock is an issue, DNR concerns are oxygen level in water and fish spawn. Mike expressed even though these are issues, they can all be dealt with. Mike also explained that water line and fencing is not back in the project so we can do cheaper. We've had a bid process 2 times and now it is questionable as to what bidders will do. Mike is hoping for lots of contractors but also doubtful. The first let received 3 bids but the second let only received 1 bid. Carolyn Pearson questioned if land acquisition is done. Abbie Diener, city attorney, explained that Mr. Rhine, a beneficiary of Jean Sales will work with us on the permanent easement. Underhill has not settled and he now wants to sell all the land. Abbie explained we have to do an option and then get the grant, then purchase the land. She explained at first OCRA said to have a purchase agreement contingent on grant approval and now OCRA states an option on land is what they want in order to approve the grant. Brian Garrison does not feel we can approve the resolution until we have land issue resolved. Nelson questioned where we would stand if we don't get the grant approved. Abbie stated the extra money for Underhill property was coming from city not OCRA and originally it was \$15,000 and now will be \$25,000. John Bennett wanted to know what would happen to the project if we did not get the option to purchase. Mayor Strasser replied we could move the pump station. Dick Traeger stressed we can't do on city money and we have to do something as this has been going on since 2009. The city needs to proceed. Carolyn Pearson remarked this has not been an easy journey but must be completed. Carolyn Pearson made the motion to approve Resolution 2013-3 Floodgate. Second by Dick Traeger. (4-1) Carolyn Pearson, Nelson Smith, Dick Traeger and John Bennett voted aye. Brian Garrison voted nay. Motion carried.

#### DEPARTMENT HEADS:

Fire: No reports as computer system not working. There was a meeting with fire board and attorneys and 2 council members and the issue before them was turned over to attorneys. On April 8, 2013 the first meeting of the building committee will be held.

Waste: Dick reported the booster package arrived on the 25<sup>th</sup> of March. Maddox removed the old one and installed the new one. Maddox and Xylem will be here tomorrow to work on glitch with booster.

Street: Aaron reported work has begun on replacing signs to match ordinance. Spring clean up will be the 8<sup>th</sup> and 14<sup>th</sup> of April with a dumpster at Riley Park Annex.

Community Development: Kevin Kologinsky reported we need to find a way to pay additional cost for the Floodgate Project. Freedom Bridge will be let on April 3, 2013. We have to prove it is all American steel and that is due to a federal requirement. Owner Occupied Housing Project has lots of good benefits including heating/air conditioning, porches and roofs. The Downtown Façade Project is a wish list to realities situation. Three or four businesses did not wish to participate and this will open the door to other businesses. Most of the buildings in the historic downtown will get updated. John Bennett had attended a meeting with Methodist Church and informed DPS is going to take over the church building downtown. John noted DPS has Young's Culligan, old church building and Opera House and would like to know what their plan is. Kevin informed the council DPS could sell any of these buildings and use the money to fix up other buildings. Dick Traeger is on the board of DPS and assured all they do not want to keep these buildings forever.

Mayor: Mayor Strasser informed the council of the meeting with Consolidated Union Insurance will be on Wednesday at 5:00 P.M. They will discuss what the city needs to do to fit into the affordable health care act. IACT will be having seminars in Plymouth and Carmel with good information on being compliant with the plan. Mayor Strasser handed out copies of budget estimates with revenue and disbursements.

Police: John Chapman informed council the officers had received training in rapid response. John recently attended a meeting held by IACT and learned a lot on compliance regulations. John also informed the council he had recently received ammo that had been ordered several months previously. Ammo is becoming hard to purchase as well as the cost rising.

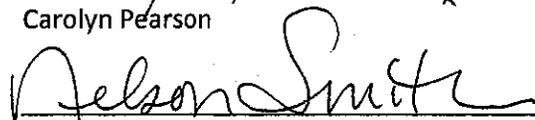
Meeting adjourned at 8:45 P.M.

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Mayor Randy Strasser

  
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Brian Garrison

  
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Dick Traeger

  
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Carolyn Pearson

  
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Nelson Smith

  
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John Bennett

COMMON COUNCIL

MAY 6, 2013

7:00 P.M.

Council President Carolyn Pearson opened the meeting due to the absence of Mayor Randy Strasser.

Roll call was given and the following council members were present for the meeting: Carolyn Pearson, Brian Garrison, Dick Traeger and Nelson Smith. John Bennett had called in and left a message that he will be present but will be 15 minutes late.

Minutes from the meeting held on April 1, 2013 were presented for approval. Brian Garrison made the motion to approve the minutes as presented. Second by Nelson Smith. Motion carried. (4-0)

OLD BUSINESS:

Corey Whitesall was not present to update the council members on the stellar projects. Dick Traeger noted construction had begun on the owner occupied housing.

NEW BUSINESS:

- A. Logsdon Property. Sharon Pattengale, sister of Wayne Logsdon, requested the council members to purchase the home owned by Wayne Logsdon. The home is in the flood plain and Mr. Logsdon was not permitted to repair his home after the flood in 2003. Brian Garrison questioned if Mrs. Pattengale had a dollar amount set. Mrs. Pattengale replied she does not but wants enough money to bury her brother. Mrs. Pattengale has a company that would demolish the home and the city could buy the empty lot. She also noted Little League would like to purchase the empty lot and use as a parking lot. Mrs. Pattengale questioned what steps she should take next. Brian Garrison expressed his concern that the council would be setting a precedent. Dick Traeger felt we need to go to Mrs. Diener, city attorney, for guidance on the issue. Nelson Smith liked the idea of Little League buying the property. No vote was taken on the issue.
- B. Kathy Mylet from Area Plan brought a current zoning map that needs to be filed at the court house. The amendment to the map would include a section being identified as zoning 1-2 Industrial at the east end of Delphi and sections of land to the south of present city limits being zoned as U-1. This would be to the city's benefit as it would make it easier for future development. Brian Garrison made the motion to approve the changes in the city zoning. Second by John Bennett. Motion carried. (5-0)
- C. John Julian of Umbaugh Associates brought two bond resolutions to the council members to approve. The bond resolutions are the first step for improvements needed for city utilities. Some of the improvements needed can be done through cash on hand; some through tax exempt loans and some projects could be handled through money that might be reimbursed from bond proceeds. Approving these bond resolutions does not require us to follow through with securing bonds. At this stage we will start incurring costs that we may want to reimburse ourselves through bond proceeds. Brian Garrison noted one bond resolution is for 1.5 million

and one is for 2 million and wanted to know what that would get us. John Julian noted it would be for legal fees, consulting fees and land acquisition. Brian Garrison questioned Leanne Aldrich for the balances on the present bonds. Leanne responded the present sewer bond would be paid off in 2014 and the water bond would be paid out in 2040. Brian Garrison asked Leanne if she had been present at any of these planning meetings. Leanne responded she had not attended any of these meetings. John Julian noted in the future Leanne would be kept informed on discussions that concerned the finances of the city. John Julian explained there is a process for spending money and this is just a step that would allow us to reimburse ourselves in the future. We are looking at possible projects and with the realization that bonds would not be handled "next week", this is just the best way to go. The needs over the next 5 years will be greater than these resolutions. The proposed resolutions will cover for the next year. Carolyn Pearson wanted information for the actual cost of these projects and John Julian replied he would defer his answer until details was worked out. John Bennett made the motion to approve Resolution 2013-4 for Water Bond and 2013-5 for Wastewater Bond. Second by Dick Traeger. Motion carried. (5-0) Carolyn Pearson thanked John Julian for attending the meeting and his explanations made this issue more understandable.

D. Department Reports:

Street – Aaron Lyons explained extra work load due to the flooding. The parks have been sanitized and ready to go. Dick Traeger wanted to know about damage to building in the parks. Aaron noted there was 6 inches of water in the Boy Scout cabin as well as the restrooms. Repairs have been completed. Nelson Smith wanted to know the cost of running the pumps in the residential area as well as the parks. Aaron feels this would total between \$1,100 to \$1,200. John Bennett wanted to know about the spring cleanup plan since the second week had to be cancelled due to flooding. Aaron explained we pay \$2,500 even if we do not reschedule. The council members determined we need to reschedule the second pick up. Carolyn Pearson feels we need to address a different way to handle spring clean up. Carolyn explained she feels we need to do curb pick up but feels more of the residents would participate. Carolyn also noted she realizes this would cost more and thinks we could address this at budget time.

Wastewater – Dick VanSickle stated his department had to deal with flood related issues. The pumps had to be moved several times. Wastewater is now using the pump due to the loss of their raw sewage pump. Dick informed the council the BOW had addressed the need to purchase another pump. John Bennett mentioned the purchase of another pump could also allow the fire department access to the pump. There was 3 feet of water above the chlorine tank and this affected the test results.

Police – John Chapman was not present for the meeting but had submitted a written report.

Airport – Brian Stirm was not present for the meeting and did not submit a written report.

Community Development – Kevin Kologinsky was not present for the meeting but had submitted a written report.

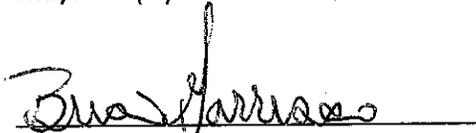
Clerk – Leanne had submitted a written report. Leanne explained the checks she had received from Indiana Unclaimed. The check from Duke Energy for \$3,500 had been deposited into general fund. The check from a supplier to the Police Department had been deposited into general fund. Leanne also explained to the council members of several funds in the general

account that had not been used for 2 to 3 years and SBOA allows cities to put these balances back into the general fund. Brian Garrison made the motion to allow moving the money from the dormant funds into the general fund. Second by Nelson Smith. Motion carried. (5-0)  
Fire – Darrell Sterrett stated there had been 11 runs the past month. The men had spent 54 total hours at the fire in downtown Flora. The building committee had their first meeting. Ideas for a plan of direction had been laid out. The committee is looking at options for financial help including possible fund raisers. John Bennett questioned if a project time line had been discussed. Darrell explained they had been informed by Mayor Strasser there would be no grants available until Stellar is closed out. Therefore the committee realizes they are at least 5 years from moving forward. The committee will meet once each quarter and the next meeting will include a trip to Rossville to look over their building. The building at Rossville was built by the same company that gave Darrell a preliminary estimate.

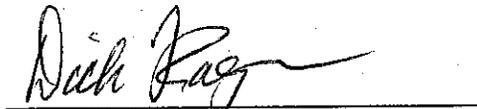
Brian Garrison made the motion to adjourn. Second by Nelson Smith. Motion carried. (5-0)  
Meeting adjourned at 5:20 P.M.

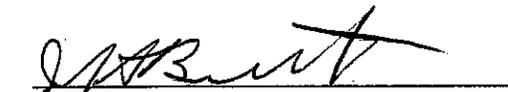
  
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Mayor Randy Strasser

  
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Carolyn Pearson, President

  
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Nelson Smith

  
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Dick Traeger

  
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John Bennett

COMMON COUNCIL

JUNE 3, 2013

7:00 P.M.

Mayor Randy Strasser opened the meeting and invited former council member Hannah Germond to lead in the pledge of allegiance.

Roll call was given and the following council members were present for the meeting: Carolyn Pearson, Brian Garrison, Nelson Smith, Dick Traeger and John Bennett.

The minutes from the meeting of May 6, 2013 were presented for approval. Carolyn Pearson made the motion to approve the minutes with two minor corrections having been made. Second by Nelson Smith. Motion carried. (5-0)

OLD BUSINESS:

- A. Stellar Update report was distributed in the packet given to council members. A copy of this report is on file in the clerk's office.
- B. Logsdon Property: Mayor Strasser noted he was not at the last council meeting and wanted information on what determinations the council members came to in regard to the property. John Bennett explained he had arrived late for the previous meeting and did not understand why the city would want to buy the property. Mayor Strasser explained the Logsdon home had been damaged more than 51% in the flood of 2003 and the county would not allow the structure to be repaired. The owner continued to make his mortgage payment as well as pay his property taxes. The owner should have received a settlement for his home at that time through FEMA. Recently we have received a letter from FEMA stating enough loss has been established in Carroll County from April rainfall we could receive funds. Mayor Strasser explained this parcel of land is connected to the interurban trail and we will buy sooner or later. If we wait till later then it will end up making us pay more for the property. The process of securing the land will involve surveys and appraisals and other possible expenses. Brian asked if we know what price the family has set for the property. Mayor Strasser replied he felt the property could be purchased now for \$10,000. Brian noted the mayor's email had mentioned \$15,000 to \$20,000. Brian stated Kathy Mylet said 2 to 3 other properties could be involved requiring the city to purchase. Mayor Strasser was not aware of this situation and reported all surveys and appraisals had been done on properties associated with the Interurban Trail. At this point Brian questioned why surveys are not shown to the council. Brian also questioned why he had not received information on the housing awards. Mayor Strasser replied it is your (council) responsibility to come to us for information. Mayor Strasser referred this to Abigail Diener and she replied she did not have the information. Brian stated he had been waiting on this information since the 13<sup>th</sup> of May. Mayor Strasser explained we are protecting citizens and the city. Nelson questioned where we are with the Logsdon property. Brian noted Lori Wilson is the grant administrator in Tippecanoe Co. and they purchase flooded property. Brian offered contact

information to Kevin Kologinsky for Lori Wilson. John Bennett feels the owner needs to set a price and that demolition must happen. Mayor Strasser explained we need 2 appraisals. Brian feels it would be a good idea if we purchased the property jointly with Little League. Little League could use for parking and we would have access to the trail. Dick Traeger felt we need more information on how to purchase wanted and Abbey to look into the process needed.

#### NEW BUSINESS:

In September of 2012 information had been provided to council members on utility improvements. Two months ago this information had been updated. Mayor Strasser noted the need to move forward on the well projects. A work session is needed in the next couple weeks with Peerless Well, Umbaugh and BF&S. John Bennett questioned if we should schedule the work sessions at this time. Carolyn Pearson expressed the need to set dates and make ourselves available to work with consultant's schedule. The 17<sup>th</sup> and 24<sup>th</sup> of June at 6:00 P.M. in the council chambers was decided upon.

#### Department Reports:

Wastewater: Dick VanSickle filed a written report for board members. Dick explained Maddox Construction had done a lot of work. A new stairway had been installed, booster package, pump and soon will be installing a new level sensor.

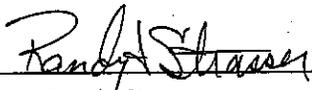
Street: Aaron had filed a written report and explained of tree removal and some painting on signs in street (RR). A summer rec program will be held and Gayle Conner will be in charge. She will put an ad in the paper and Aaron will put on our web page. The second spring clean up will be held and volunteers will drive around and pick up for people who cannot handle the load. Brian thanked Aaron for their work on alleys and questioned what dictates where you run the street sweeper. Monday is a set route with downtown and highways and the rest of the city is when it can be worked in. Carolyn Pearson thanked Aaron for working on volunteers for spring clean up.

Police: John Chapman was not present for the meeting but had emailed a report to board members.

Community Development: Kevin Kologinsky explained meetings had been held with 40 owners of buildings in the downtown area. New designs for store fronts are almost done. Mr. and Mrs. Madison had purchased the old Kerlin building. The parking area will be shared with Jacob's Closet, Kathy Bell and the new owners. Plans for a large mural on the back of the building are in the works. After the completion of the facades then the street scopes will be done. The plans for the gateway trail integrating the city with the canal center are ready. Floodgates are dealing with a delay due to property issues. Abbey has talked with attorneys for Underhills and 2 new appraisals are ordered. Safe Routes will start soon and is to be completed before school starts. Interurban Trail is dealing with a couple parcels that involve 2 lots with temporary buildings and these will have to be purchased. Freedom Bridge is looking to show progress. If we run out of money, we can seek additional funds to enhance the project later on with other funds.

Mayor: Mayor Strasser had two meetings with a developer interested in senior housing and loft apartments. There are 6 to 8 developers interested in our area. Purdue is interested in establishing a "center for regional development". Through Economic Development, a company came in for a site visit. They looked at 2 areas in Flora, 1 in Camden, Globe Valve area and the 60 acres in TIF area. They have shown a strong interest in the 60 acres. Initially it will mean 25 more jobs but can move forward quickly. This company is a highly skilled ag business, related to crops and we should hear in the next couple of months. Mayor Strasser informed the board members he had been invited to return to Japan and China but he is turning down the offer due to the heavy load of current projects. On June 12<sup>th</sup> from 5 PM to 6PM a public meeting on ADA will be held at the canal center. The hope is for input from our community concerned about these issues. Mayor Strasser turned the floor to Hannah Germond. Hannah wanted all to know how good it felt to visit us. Recently she was elected President of the Student Council and so her work continues.

Meeting adjourned at 8:50 P.M.

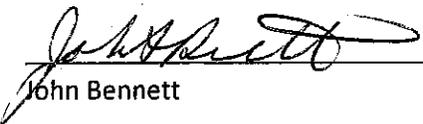
  
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Mayor Randy Strasser

  
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Dick Traeger

  
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John Bennett

COMMON COUNCIL

JULY 1, 2013

7:00 P.M.

Mayor Randy Strasser opened the meeting and led council members, department heads and guests in the pledge of allegiance to the flag.

Roll call was given and the following council members were present: Carolyn Pearson, Nelson Smith, Dick Traeger and John Bennett. Brian Garrison was not present for the meeting.

Minutes from the meeting held on June 3, 2013 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Nelson Smith. Motion carried. (4-0)

OLD BUSINESS:

- A. Stellar Update: There will be a meeting held on July 15, 2013 at 6:00 P.M. at the City Building. KIRPC and HWC will give explanations and updates on the current projects selected as part of the Stellar Plan.
- B. Utility Improvements: There will be a public meeting on improvements planned for the utilities. This will be held on July 22, 2013 at 7:00 P.M. at the Interpretative Center.
- C. Logsdon Property: The council did not resolve the issue of purchasing the Logsdon property during the last council meeting. The home has been torn down and the property has been purchased by the Youth Baseball League. The issue is resolved.
- D. Buy Out Program: Mayor Strasser asked Kevin Kologinsky to explain what information he had obtained from the grant administrator of Tippecanoe County. Kevin explained he had talked with the grant administrator and they are operating under a different policy that what we intend to do. It is a very long process with FEMA and is only reimbursed 75%. A new declaration by the State of Indiana looks like a better way for us to proceed. Our area has been declared a disaster area from the last flooding and money will be available to reimburse 50% of the cost we had incurred.

NEW BUSINESS:

- A. Laura Walls of EDC presented the request for the annual EDIT contribution in the amount of \$29,789.00. reflecting no increase from the previous year. Laura Walls also gave a brief report of the activities of her office the past year. Two projects, the IPC Health Clinic and the improvement to Delphi Industrial Park were completed. Twelve new jobs resulted from these two projects. Over the last few years 330 jobs have developed with work through EDC. Lots more calls of interest have been coming in the last 12 to 18 months. There is one project Laura feels really confident about. The water and sewer lines to the Gray Turkey Farm area made possible through Carroll County Redevelopment Commission makes this site more desirable. The work being done is making our future look better. Carolyn Pearson

- made the motion to approve the payment to EDC in the amount of \$29,789.00. Second by Dick Traeger. Motion carried. (4-0)
- B. Area Plan: Kathy Mylet was unable to be here due to a family matter and will present her information at the next meeting.
  - C. Delphi Chamber of Commerce: Krista Watson informed the council members there would be fireworks for the 4<sup>th</sup> of July celebration this year. She also requested the council support the fireworks as the council has done in the past. Previously the council has given \$1,000.00 to the Chamber to help with the cost. Krista also requested the closing of streets and trash service for the Old Settlers celebration. There is a possibility of a car show being included in the program this year. If this plan works out, the chamber has determined they would need at least two more half streets for the display area. The same carnival will be returning and the chamber has found them to be good to work with. Carolyn Pearson made the motion to give \$1,000.00 towards the cost of fireworks for the 4<sup>th</sup> of July. Second by John Bennett. Motion carried. (4-0) Carolyn Pearson made the motion to allow extra street closings for the car show. Second by John Bennett. Motion carried. (4-0)
  - D. Budgets: Department heads need to have their budget plans into Mayor Strasser and Leanne by Wednesday due to budget workshop being set for July 8<sup>th</sup> at 6:00 P.M. at the city building. Carolyn Pearson requested the copies to be given to the members before the meeting. John Bennett requested the spreadsheets used the previous year, be available. Department heads will present their budgets to the council members with explanations and be available to answer questions on their proposed budgets.
  - E. Stellar: The work session for Stellar will be held on July 15<sup>th</sup> at 6:00 P.M. in the council room of the city building.

#### Department Reports:

Airport: Dean Trennappold, President of the Delphi Airport and Ken Ross of NGC, consultants for the Delphi Airport reported the situation of the airport. One of the main objectives of the airport is to provide safe and efficient travel for community as well as visitors. Past improvements to the airport include; parking aprons, access roads, extended runways, hangars as well as general upkeep. Through help from NGC, the airport has received FAA grants to improve the airport. Land has been purchased that will allow for extending the present runway. In the near future, the airport board would like to build another hangar and hire a FBO as well as more terminal improvements. Ken Ross explained the FAA grant that would allow for an extension of the present runway. Land has been secured from Kelly and an agreement with the Pearson Farm is in place but at this time the FAA is short on funds. This occurred when 250 million was taken out of the program and that resulted in an 8 million dollar loss to Indiana. The FAA cycle ends on September 30<sup>th</sup>. Additional funds will be needed for the airport to proceed with present plans until the FAA kicks back in. John Bennett questioned if they will be present during the budget workshop to explain this plan. Dean answered he would be here.

Fire: Darrell Sterrett reported computer issues remain an issue for the fire department. The software needed for the reports submitted to the state is not working. The tech reps for the software company feel this is an issue with our server. The tech for the city server feels it is an issue with the

software company. No resolution found at this point in time. The month of May report shows 15 emergency runs and 9 other runs.

Wastewater: Dick VanSickle reported lots of maintenance work done during the month. Lab reports have been good. A written report had been given to the council.

Street: Aaron Lyons reported on the streets that had been sealed. Riley Park will be done this fall. The summer rec program had been held and went well. Work on curbs will begin shortly. Nelson Smith wanted to know if the 2<sup>nd</sup> cleanup went well. Nelson had reports that it was good. Aaron reported the participation compared to the curb side we used to do is down. This last time volunteers went to homes and picked up items and took the material to the dumpster. Carolyn Pearson thanked Debbie Lowe for getting the volunteers and helping. Carolyn Pearson also thanked Aaron for having the summer rec program. Carolyn also noted the cost was down compared to previous years. She also noted Gayle Conner did a good job.

Community Director: Kevin Kologinsky reported the Floodgate Grant looks good and expects it to be awarded shortly. Safe Route is under construction around the school and local cement contractors are being used for the project. The Interurban Trail is at a standing point due to waiting on INDOT. Freedom Bridge iron has been moved. Ross Brown a local welder will do 50% of the work and the bridge will get reassembled at the site. The bridge is expected to be at the new site in the summer of 2014. Stellar has started the owner occupied project. Contracts for facades in the downtown are signed with KJG and the budget will be known when bids come in. Mayor Strasser reported developers are looking at our downtown. State offers set aside tax credits. Conversations showing interest in the Bradshaw and Culligan buildings have been held. John Bennett asked if tax credits were part of Stellar. Mayor Strasser replied it was state way of getting development going each year and lasts for 15 years. Six communities can have access to extra set aside money and Stellar communities would be considered first. Nelson Smith questioned Kevin if everything was in line for the Floodgate grant. Kevin responded there is an issue with one property and waiting on Faye Underhill to sign document. The grant is not awarded yet. The best case scenario is to go to bids in September or October with constructions beginning in October or November. Jerry White had informed Mayor Strasser it was as good as done. It will take 6 weeks to go through state offices and to sign off. Shawn at KIRPC thinks she can walk this through in 3 weeks. The project is shovel ready.

Mayor Strasser noted an increase in MVH funds. MVH will receive an additional \$23,000 in 2013 and \$23,222 in 2014.

Police: John Chapman reported on a robbery his men are working on. John is working with the school on a safety plan. The new police car has been picked up and getting equipped. Carolyn questioned if the old car was traded in and John informed the council the old car had been traded in. Ammunition previously purchased has to be returned. The bullet proof vests purchased are good.

Meeting was adjourned at 8:45 P.M.



*Randy Strasser*  
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Mayor Randy Strasser

*Carolyn Pearson*  
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Carolyn Pearson

*Brian Garrison*  
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Brian Garrison

*Nelson Smith*  
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Nelson Smith

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Dick Traeger

*John Bennett*  
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John Bennett

COMMON COUNCIL

AUGUST 5, 2013

7:00 P.M.

Mayor Randy Strasser called the meeting to order and led all present in the pledge of allegiance to the flag of the United States.

Roll call was given and the following council members were present: Carolyn Pearson, Brian Garrison, Nelson Smith and John Bennett. Dick Traeger was absent. Quorum was established.

Minutes from the July 1, 2013 meeting was presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Nelson Smith. Motion carried. (4-0)

NEW BUSINESS:

- A. Dean Trenepold and Ken Ross of NGC requested an additional appropriation approval from the council in order for the airport to continue with the ongoing grant for runway extension. Land acquisition is needed in this phase of the grant. The money from the additional appropriation would be paid back to the city as the FAA and State of Indiana would make their payments in the years 2014 and 2015. The total grant amount is \$511,100 with a total contribution of local funds in the amount of \$38,332.50.

	FAA	STATE	LOCAL	TOTAL
2013	\$300,000	\$8,333.33	\$25,000	\$333,333.33
2014	\$150,000	\$4,166.67	\$12,500	\$166,666.67
2015	\$9,990	\$277.50	\$832.50	\$11,100
<b>TOTAL</b>	<b>\$459,990</b>	<b>\$12,777.50</b>	<b>\$38,332.50</b>	<b>\$511,100</b>

The amount of the additional appropriation needed is \$202,766.67. This amount is determined by the total local match of \$38,332.50 and included the amount of FAA payments that will be received in 2014 and 2015 (\$150,000 and \$9,990) as well as the State payments of 2014 and 2015 (\$4,666.67 and \$277.50) In the present year, we would receive a payment in the amount of \$300,000 from FAA and a payment from the State in the amount of \$8,333.33. Nelson Smith made the motion to approve the additional appropriation in the amount of \$202,766.62 for land acquisition with repayment to the City of Delphi when funds are received. Second by John Bennett. Motion carried. (3-ayes with Carolyn Pearson abstaining)

OLD BUSINESS:

- A. Stellar: Mayor Strasser asked if there were any questions, comments or concerns from the work session held for Stellar Projects. Carolyn Pearson reported the BOW had approved the remaining 6 contracts for owner occupied housing. No other comments were made.
- B. Utility Improvements: Mayor Strasser expressed the need to know what council members want to do in form of capital improvements before he can move on to bonds and rate hikes. John Bennett questioned if conversations had been held with stakeholders. Mayor Strasser informed members of the meeting with IPC to be held on Friday and on the 15<sup>th</sup> of August he will have the meeting with US Ag. John Bennett questioned if the numbers will change after the meetings and Mayor Strasser responded most likely to remain the same. Brian Garrison questioned if IPC and US Ag won't bring figures how that can be fair to the taxpayers to pay the bill. John Brand of BF&S informed the council members IPC had signed a contract 20 years ago to purchase 800,000 gallons. Carolyn Pearson responded IPC is our biggest user and are an asset to our community and our biggest employer. Carolyn hopes IPC will be responsive to our request for help. US Ag has us in the middle of this situation. Their mining operation does affect the needs of the city but it needs to be noted they have been responsive to our needs in the past. John Brand reminded council members we have to provide services to customers and securing another well field is of utmost importance. Jeff Watson, guest and resident of Delphi, wanted to know what % of revenue does IPC pay; is the increase same across the board. Jeff explained he had presented several questions to Todd Samuelson at the last meeting but still had not received a reply. Mayor Strasser explained the rate increase would be across the board. John Bennett questioned how our rates compare to other cities and was answered we are in the bottom 1/3 compared to other cities. John Brand noted it is our responsibility to figure out the short and long term solutions to water supply. John Brand explained this is Phase I and is based on needs and well 6 will help us hold our present capacity. Phase II will be expansion for future use. Phase I will take 24 months with 6 months to design and 12 to 18 months to complete. Again the question came to John Brand concerning the treatment of water in reservoir held by US Ag. John explained the cost would be so high due to installation of plant that would have to be manned 24 hours a day, 7 days a week. Mayor Strasser reported the timetable had been moved back one month to 6 weeks. If council members want a work session, let Mayor Strasser know and he will set up within 48 hours.

#### DEPARTMENT REPORTS:

Community Development: Kevin Kologinsky reported he had been in communication with an interested party in establishing a hotel in our community. A meeting could be set up and council could ask questions. There are no commitments on this project; just searching out possibilities. Lofts: this is developing well. Kellar Construction would like to do the Bradshaw and DPS building. Stellar would do the facades and Kellar would do the downstairs for businesses to occupy and the upstairs with new loft apartments. Kellar would also like to build another new unit for seniors but upgraded from present senior housing. Purdue University is a great resource. Kevin has been working with Laura Walls on utilizing individuals from Purdue who would work with our community. Kevin announced we would be a partner with Purdue. John Bennett wanted to know when the grand opening for HHH from Logansport to Delphi. It will be on the 24<sup>th</sup> of October and a caravan will leave Logansport and travel to Delphi and

then return to Logansport. Phase I of Safe Routes to School connecting Armory Rd to North Street has been completed. No more money is available at this time. The Gateway Trail (S) will be good for school walkers.

Street: Aaron Lyons distributed a written report. Work is continuing on dead trees.

Wastewater: Dick VanSickle informed the council members they had passed the lab check with 6 out of 6. Dick had submitted paper work for the FEMA grant.

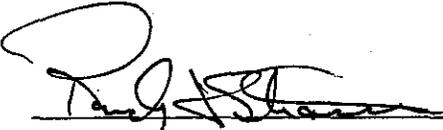
Fire: Darrell Sterrett reported many runs with 343 hours on a total of 29 runs. Darrell stated the capital improvement plan had been worked on and the department is planning on returning to billing fire runs. A package would be put together consisting of billing plans; capital improvement plans and delivered to council members. A fire meeting will be held on the 28<sup>th</sup> at 700 PM and hopefully council members can attend. John Bennett wanted to know how the Rossville station visit turned out. Darrell reported it was almost a duplicate of what was proposed for Delphi and the next station visit will be at Clarks Hill.

Police: John Chapman was not present.

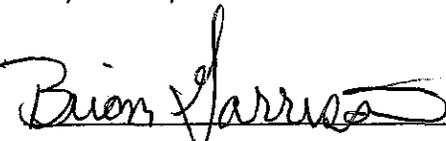
Mayor Report: Mayor Strasser reported our police department does great work. A recent robbery was solved and the robber caught within 2 hours. Special thanks go to police and fire department for their excellent work. Mayor Strasser has had several meetings with a developer and would like to hold an executive session on the 19<sup>th</sup> of August at the city building at 6:00 PM. On the 15<sup>th</sup> of August a public hearing on the Floodgates will be held. On the 9<sup>th</sup> of August Mayor Strasser will have a meeting with IPC and on the 15<sup>th</sup> a meeting with US Ag is scheduled.

Area Plan: John Bennett informed the council a cub committee had been established to deal with executive and personnel issues. They are looking into a code enforcement officer that would serve county wide.

Meeting adjourned 9:30 PM

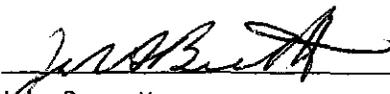
  
\_\_\_\_\_  
Mayor Randy Strasser

  
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Carolyn Pearson

  
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Brian Garrison

  
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Nelson Smith

  
\_\_\_\_\_  
Dick Traeger

  
\_\_\_\_\_  
John Bennett

COMMON COUNCIL  
SEPTEMBER 3, 2013  
7:00 P.M.

Mayor Randy Strasser opened the meeting and led the pledge of allegiance to the flag.

Council members present were: Carolyn Pearson, Brian Garrison, Nelson Smith, Dick Traeger and John Bennett.

Prior to opening the meeting for city business, Mayor Strasser gave notice of the public hearing of the proposed budget for 2014. Mayor Strasser read the proposed budget and then asked if there were any questions or statements from the public. There were none and Mayor Strasser closed the hearing for the 2014 budget.

A group formed to stop the possible quarry near Americas appeared to explain their objections and seek help from the city. The location will be on the Bosma farm before Americus and directly across from Peaceful Valley Reserve. They plan to build an overburden that will actually function as a levee. This will only increase the backup flow affecting the reserve as well as the city of Delphi. Good farm land as well as Indian relics and cemeteries will be affected. Brian Garrison extended his wishes for the committee to succeed but does not know how the city can help. Mayor Strasser feels we can work with DNR and will write a letter in support of the committee.

Minutes of the August 5, 2013 meeting were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Nelson Smith. Motion carried. (5-0)

**OLD BUSINESS:** Mayor Strasser asked for concerns or discussions concerning the rate increase and bonds. Carolyn Pearson expressed all of the council is concerned but the fact is we have to have water. Mayor Strasser introduced Sue Beesley to handle the process of the rate increase and two bonds. Sue Beesley introduced Ordinance 2013-1 Rate Increase for Utilities. Water and sewer rate increases are handled in the same ordinance. 2013-2 Bond Ordinance for Sewer Projects. The ban authorization is like a bridge loan. The amount of the bond is not to exceed \$1,410,000 and not to exceed interest of more than 5%. The ordinance sets up accounts for rate covenants, tax covenants, refers to rates in 2013-1 and the final page contains the projects the bonds will finance. 2013-3 Bond Ordinance for Water Projects. The bond is not to exceed \$1,960,000 and an interest rate not to exceed 6%. Carolyn Pearson questioned the 5% interest rate on sewer and 6% on water. Sue was not sure why as this was figures given to her by John Julien but if the council is uncomfortable it can be changed. Nelson Smith questioned why the water bond does not have bans. Sue was not sure but probably due to no urgency in water projects like could be possible with sewer projects. Carolyn Pearson noted she would rather the maximum interest would be 5% and Brian Garrison agreed as well as other council members.

Ordinance 2013-1 Carolyn Pearson made the motion to approve the rates to water and sewer on first reading. Second by Brian Garrison. Motion carried. (5-0)

Ordinance 2013-2 Carolyn Pearson made the motion to approve the sewer bond on first reading. Second by Dick Traeger. Motion carried. (5-0)

Ordinance 2013-3 Carolyn Pearson made the motion to approve the water bond with a change of maximum interest to 5%. Second by Brian Garrison. Motion carried. (5-0)

Resolution 2013-6 – Additional appropriation for \$202,706.66 for airport FAA grant. This will allow the airport to purchase land with FAA funds reimbursing the city over 2 years. Brian Garrison made the motion to approve the additional appropriation. Second by John Bennett. Motion carried. (4-0) Carolyn Pearson abstained.

Dispatch: Several of the council members had asked our attorney, Abigail Diener, for clarification of the dispatch contract and where the city stands in negotiating with the county. Mrs. Diener had sent an email to the council members with an explanation. Questions arose from several of the council members in regard to balance of dispatch funds, who pays, satisfaction of service and contract terms. Mrs. Diener summarized by reporting there is a balance of \$69,000 in their account at this time. State funds are used before they use their reserve account. The contract spells out that it doesn't have to be for specific salaries. Delphi is the only contributor but that is not unusual. Land lines and cell phones revenue goes into one pot and then the state divides it up. John Chapman is our representative on their board. SBOA audits their records. There is a call report. Mayor Strasser stated the county had laid off some employees and at that time we negotiated this contract. It was not meant to be a long term proposition. It was to be revisited in a few years. Carolyn Pearson noted at one time she had questioned Ann Brown concerning the reserve account and was informed it was in place to take care of improvements. Carolyn questioned if we could renegotiate. Mrs. Diener stated we could and needed to do so before July 1<sup>st</sup>. Brian Garrison had copies of emails of Nick McLeland and Mrs. Diener to change terms in December of 2011. Mayor Strasser stated the letters of notification had been sent to the county. Mrs. Diener noted there are no copies at the court house. Mayor Strasser would like 2 council members to work with Mrs. Diener to find a resolution. Brian Garrison and Dick Traeger volunteered to serve on the committee. Mrs. Diener offered to have paper work to committee members in two weeks.

Employee Manual: Mayor Strasser had given a print out of present and possible future benefits for the police department and requested guidance from the council members. Brian Garrison feels it is unfair to take benefits away from employees. Nelson Smith thinks it should be left as is. Mrs. Diener stated it should be the same for all employees. Mayor Strasser reminded the council members this issue will go before the BOW. Mayor Strasser will put the manual together and bring back to the council.

Fire Territory Resolution: The fire territory board has approved this resolution and they are seeking approval by the council. An ordinance similar to this one was in place since 1988 when the city had a fire department. This covers mostly nuisance runs. The revenue from this resolution would go towards capital expenditures. Dick Traeger questioned if insurance will pay. The homeowner must be billed and they can turn the bill in to their insurance company. Most insurance companies have \$500 written into their policy. This type of billing has not been done the last three years. John Bennett asked for a copy of

this resolution to be given to Mrs. Diener to look over and a copy of their capital plan. Darrell Sterrett agreed to do so and noted Cynthia Harmon had also looked over the resolution. John Bennett questioned if the board had decided to get a financial advisor and would like for the fire territory to use Umbaugh. Darrell reported Umbaugh had done a financial report for the fire territory and met with the fire department board. Council members agree this resolution has their approval if it is satisfactory with Mrs. Diener.

Street: Aaron Lyons work had begun on curbs and resurfacing. Work at Riley Park will be done next. It is now time to getting the equipment ready for leaf pick up. Carolyn Pearson noted the walking trail was broken down in several places and questioned if work could be done on the trail when the contractors are working on the park area. Aaron will look into that.

Wastewater: Dick VanSickle reported Geiger had returned and finished grading and reseeded. Brand Electric is finishing up on work to the control panel. The only project left is the landscaping. John Bennett wanted to know the status on Armory Road and Dick reported it would be completed tomorrow.

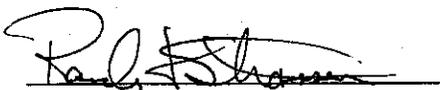
Police: John Chapman was not present.

Community Development: Kevin Kologinsky had given council members a written report. Kevin told council members at this time he is concentrating on public hearings and public meetings on stellar programs. The nature of downtown will change a lot and will become more pedestrian friendly. Kevin noted the following dates:

- September 5<sup>th</sup> at 6:00 at Canal Center – Kellar Neighborhood Planning
- September 9<sup>th</sup> at 6:00 at Canal Center – Public Work Shop for Facades
- September 18<sup>th</sup> at 6:00 at Canal Center – Gateway Trail Work Shop
- September 30<sup>th</sup> at 6:00 at Canal Center – Work Shop for Streetscapes

Mayor Strasser noted ADA Transition Plan had crept up on us. Mayor Strasser did inspections on several public area and more inspections will have to be done. A budget and plan to correct issues will need to be addressed. One of Mayor Strasser's main concerns is how to handle access to council meetings.

Meeting adjourned.

  
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Mayor Randy Strasser

  
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Carolyn Pearson

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Brian Garrison

  
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Dick Traeger

  
\_\_\_\_\_  
John Bennett

  
\_\_\_\_\_  
Nelson Smith

COMMON COUNCIL  
AND  
PUBLIC HEARING  
SEPTEMBER 23, 2013  
7:00 P.M.

Council Members present were Nelson Smith, John Bennett and Brian Garrison. Mayor Strasser determined a quorum was present and the public hearing would open.

Mayor Strasser opened the public hearing on the rate change for water and wastewater utilities. Mayor Strasser asked for questions or comments from guests or council. Jeff Watson questioned the rates as to what % change and when would the rate change take effect. John Julien from Umbaugh explained the rate change was straight across the board. Another guest questioned why the city was implementing the rate changes. John Julien explained information had been gathered and determinations of what our needs are. A gap exists between present revenue and what we would need to do the projects. John Bennett noted the bonds would be paid through user fees and not tax revenue. Jeff Watson wanted to know the length of the bonds and was informed it was 20 years but we would have the ability to pay off sooner. Jeff also questioned if this would be part of the stellar improvements to the downtown. He was informed the federal grant will only pay for replacing what is there and if we update we would have to determine betterment and the difference. There were no other questions or comments and Sue Beesley advised Mayor Strasser the public meeting could close. Public meeting closed at 7:24 P.M.

Sue Beesley, Bingham brought Ordinance 2013-1 Rate Changes for Water and Wastewater for vote. Nelson Smith made the motion to approve 2013-1. Second by John Bennett. Motion carried. (3-0)

Brian Garrison – aye  
John Bennett - aye  
Nelson Smith - aye

Sue Beesley brought Ordinance 2013-2 Sewer Bond Improvements to the council members. The bond amount is \$1,410,000 and Sue noted the interest rate amendment of not to exceed 6%. John Bennett made the motion to amend the interest rate not to exceed 6%. Second by Nelson Smith. Motion carried. (3-0)

Brian Garrison – aye  
John Bennett - aye  
Nelson Smith - aye

John Bennett made the motion to approve 2013-2 Sewer Bond. Second by Nelson Smith. Motion carried. (3-0)

Brian Garrison – aye  
John Bennett - aye  
Nelson Smith - aye

Sue Beesley brought Ordinance 2013-3 Water Bond with improvements of \$1,960,000 to the council members. John Bennett made the motion to amend the bond so interest rate would not exceed 6%. Second by Nelson Smith. Motion carried. (3-0)

Brian Garrison – aye

John Bennett - aye

Nelson Smith - aye

Nelson Smith made the motion to approve Ordinance 2013-3 Sewer Bond. Second by Nelson Smith. Motion carried. (3-0)

Brian Garrison – aye

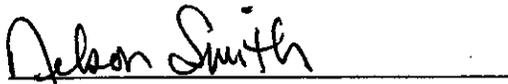
John Bennett - aye

Nelson Smith - aye

The motion and approval on the three ordinances presented at this special meeting concluded the business in front of the council members. Meeting was adjourned.

  
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Mayor Randy Strasser

  
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Brian Garrison

  
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Nelson Smith

  
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John Bennett

  
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Leanne Aldrich, Clerk Treasurer

COMMON COUNCIL

OCTOBER 7, 2013

7:00 P.M.

Mayor Randy Strasser opened the meeting and led the pledge of allegiance to the flag.

Roll call was given and the following council members were present for the meeting: Carolyn Pearson, Dick Traeger, Nelson Smith and John Bennett. Brian Garrison was absent.

Minutes from the September 3, 2013 meeting were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Dick Traeger. Motion carried. (4-0)

OLD BUSINESS:

- A. ADA Transition Plan. Mayor Strasser explained this transition plan is a working document. Our facilities with public access have been identified and are part of the compliance plan. VS Engineering has helped with the compliance plan. This document will give us a master list of projects, procedures for grievances as well as requests from the public for access. 2016 is the date of improvements and it does not mean we have to begin immediately. We need to show a plan to work on this. John Bennett questioned if each infraction needs a date to be fixed. Mayor Strasser noted it is not to be called infractions but called barriers or deficiencies. The total for all the barriers comes to \$500,000+ and we must prioritize and then include the work in our budget. John questioned if the consultants worked on dates and the Mayor stated the dates are up to the council. John Bennett feels we have to know the plan and dates in order to approve anything. John also wanted to know the liabilities in approving the plan as presented. Mayor Strasser stated you have to understand a transition plan. It is looking at barriers, identifying them and addressing what needs to be done and finally updating the plan. Nelson Smith replied there was a lot of reading in order to approve the plan. Mayor Strasser reminded the council the plan is on the web site and was supposed to be approved by 10-1-2013. Mayor Strasser decided the transition plan will be tabled until the next council meeting. Mrs. Diener reminded the council members a plan must be on record to keep the city safe.

NEW BUSINESS:

- A. Public Hearing on Community Plan. A neighborhood meeting was held at the canal park concerning the downtown housing. The state has requirements for downtown housing. Loft apartments would be part of the plan for the downtown. This would fall under low income housing with tax abatements and incentives. These plans would work well with the stellar plans for revitalization of the downtown. These plans would have a positive effect on tourism. Jobs could be created. Trails will connect living in the downtown with other areas. The developer will need a resolution showing support from the city. Application will be made shortly with the state for these projects. Mayor Strasser read the resolution to the council members. Mayor Strasser asked for questions or comments and with none the

hearing was closed. Carolyn Pearson made the motion to approve the resolution to show support of the downtown housing projects 2013-6. Second by John Bennett. Motion carried. (4-0)

- B. Keller Development explained the tax abatement. Low income housing will be on a set rate and this will allow the firm to set back money for taxes. It is a sliding scale and averages 50% the first 10 years. This does not affect the building or the first floor. The project amount is \$7,000,000. The tax caps make it cost the city \$10,000 a year. The taxes are not based on zoning but are based on use. The developer noted they are not asking for tax abatement tonight. They need to apply by February 27<sup>th</sup>. Dick Traeger made the motion to approve the 10 year tax abatement on loft apartments. Second by Carolyn Pearson. Motion carried. (4-0)
- C. 2014 BUDGET Ordinance 2013-6. Mayor Strasser noted this Form 3 contains the budget approved by council, submitted for publication and noted public hearings held. Carolyn Pearson made the motion to approve the 2013-6 Ordinance on first reading. Second by Nelson Smith. Motion carried. (4-0)  
Carolyn Pearson made the motion to suspend the rules and pass 2013-6 on second ruling. Second by Nelson Smith. Motion carried. (4-0)  
Carolyn Pearson made the motion to approve Ordinance 2013-6 for budget for 2014 on second reading. Second by Nelson Smith. Motion carried. (4-0)
- D. Ordinance 2013-4 Salaries for City Employees  
Carolyn Pearson made the motion to approve 2013-4 Salaries for City Employees on first reading. Second by John Bennett. Motion carried. (4-0)  
Carolyn Pearson made the motion to suspend the rules and pass 2013-4 on second reading. Second by Dick Traeger. Motion carried. (4-0)  
Carolyn Pearson made the motion to approve ordinance 2013-4 on second reading. Second by Dick Traeger. Motion carried. (4-0)
- E. Ordinance 2013-5 Salaries of Elected Officials.  
Carolyn Pearson made the motion to approve 2013-5 on first reading. Second by John Bennett. Motion carried. (4-0)  
Carolyn Pearson made the motion to suspend the rules and pass 2013-5 on second reading. Second by Dick Traeger. Motion carried. (4-0)  
Carolyn Pearson made the motion to pass Ordinance 2013-5 on second reading. Second by John Bennett. Motion carried. (4-0)
- F. Old E. Main – Samuel Milroy Rd. Hoosier Heartland opens by 23<sup>rd</sup>. Aaron Lyons, John Chapman, Vickie of 911 and the Post Office are working on the change of addresses, The stretch of road from Red Pressler's building to Main Street will be Samuel Milroy Road. When all the roads involved with HHH are completed, the signs will go up.
- G. Trick or Treat. After a discussion by council members, Carolyn Pearson made the motion to allow the 31<sup>st</sup> of October from 6 to 8:30 P.M. for trick or treat time. Second by Dick Traeger. Motion carried. (4-0)

Carolyn Pearson questioned if we are doing something special or if arrangements have been made for the celebration of the opening of HHH to Logansport. Mayor Strasser noted nothing has been planned and each council member is on their own.

**DEPARTMENT REPORTS:**

**Fire:** Darrell Sterrett informed the council fire prevention week started today. Darrell also noted our city attorney had approved the resolution for billing. Now they will work on a fee schedule and bring that to council for approval. Nelson Smith wanted Darrell to know the children really take it all in when they do their safety shows. Nelson feels the fire department does a great job.

**Street:** Aaron Lyons reported three had participated in the 50/50 sidewalk program. Carolyn Pearson told Aaron it looks good in the area around the school. Kevin Kologinsky wanted to know about leaf pick up and Aaron replied there is no set date on the calendar. The weather dictates when leaves fall and they will schedule their work around that. Rake leaves to the street and the men will pick up.

**Utilities:** Dick VanSickle told the members Camden had sent a thank you for work his department had helped with. A work plan for gateway trail has been completed.

**Community Development:** Kevin Kologinsky had sent council members a written report and asked if there were any questions on his report. Kevin noted the floodgate grant is in limbo until issues with properties can be cleared up. These issues have been taken back to OCRA to change wordage.

**Interurban Trail** will need an increase in funding and might have to reroute. There are environmental issues. Freedom Bridge is now being worked on. Discussions are being held on getting plaza done. There will be a brick and limestone wall with stories of early settlers, etc. Kevin will make a trip to Indianapolis and maybe find funds through DNR. Kevin is looking for creative ways to fund our projects. Mayor Strasser wanted to know if there were any questions on Stellar or the opera house. Construction should begin on the opera house after the first of the year. One or two participants might drop off the facades project.

Mayor Strasser informed the council of an issue brought to the BOW today. John Chapman related the issues with communications. Repeaters had been used on a trial basis and solved the problems for the officers. Carolyn Pearson declined from proceeding further on the issue due to the absence of John Chapman. John Bennett and Nelson Smith feel we need to keep our policemen safe. Mayor Strasser noted work has been done on this issue for 2 years. Mayor Strasser noted we need commitment and set amount approved to set it in motion. The issue would be taken back to BOW with council approval. John Bennett asked if we are compliant with purchase policy. Mayor Strasser stated that was not up to us. The police department is wanting funding and a maximum amount to spend. The council members need to understand what their duties are. The question was then presented as how can the council do that without knowing what or if a 2<sup>nd</sup> bid has been taken. Discussion came to a stop with no motions forthcoming.

Mayor Strasser informed the council and guest Celebrate Arts Festival will be October 19<sup>th</sup> and the Bicentennial train will be at the canal center October 17<sup>th</sup> through 19<sup>th</sup>.

Meeting adjourned.



*Randy Strasser*

Mayor Randy Strasser

*Carolyn Pearson*

Carolyn Pearson

*John Bennett*

John Bennett

*Nelson Smith*

Nelson Smith

*Dick Træger*

Dick Træger

COMMON COUNCIL  
NOVEMBER 4, 2013  
7:00 P.M.

Mayor Randy Strasser opened the meeting and led the pledge of allegiance to the flag.

Roll call was given and the following members were present: Carolyn Pearson, Brian Garrison, Dick Traeger, Nelson Smith and John Bennett.

The minutes from two previous meetings were presented for approval. The first record of minutes was from the special council meeting held on September 23, 2013. The second set of minutes was from the council meeting of October 7, 2013.

Brian Garrison made the motion to approve the minutes of September 23, 2013 as presented. Second by Nelson Smith. Motion carried. (5-0)

Carolyn Pearson made the motion to approve the minutes of October 7, 2013 as presented. Second by Dick Traeger. Motion carried. (5-0)

OLD BUSINESS:

ADA: Steve Moore of VS Engineering was unable to be here to work with council on understanding the ADA transition plan. Mayor Strasser noted he understands there is a lot to read and digest and feels it can and must be handled at the next council meeting. John Bennett stated he has not read the entire plan but what he has read proves to be a plan identifying barriers with no liabilities for the city. Brian Garrison thanked Mayor Strasser for the copies of the ADA plan that was delivered to them making it easier for the council members to read.

Police Repeaters: John Chapman introduced Nicole Sherrill, Government and Public Safety Officer with Motorola to explain the solution for in car repeaters. Nicole met with Chief Chapman, Sherriff Burns and RACon. The system she had our department try out is the best answer to the needs in our area. Policemen can still communicate when leaving their vehicle. The very best solution would be a new tower but the probable cost of a new tower could exceed \$500,000. The cost of 3 repeaters would be \$36,271.95. John Bennett noted he had met with John Chapman and the county and understands this fix is affordable compared to a new tower. Flora put in a tower but it did not help the situation here. Nelson wanted to know the range of the repeaters and was informed it could be 2 to 3 blocks from the vehicle. John Bennett noted the county deputy told of the schools being in dead spots. Nicole noted that is a common situation. The repeaters are actually for vehicles and not men. John Bennett made the motion to take money from Riverboat Fund in an amount not to exceed \$36,271.95. Second by Nelson Smith. Motion carried. (4-0) Carolyn Pearson abstained.

Conflict of Interest: Abby Diener explained the conflict of interest form in regard to Corey Whitesell. Hannum Weigle is planning to bid on parking project and Corey will need to recues himself from the bidding process. The actual form was filled out by Mayor Strasser and Corey Whitesell and sent to OCRA. A copy of the conflict form was not available for the council members but Mrs. Diener

noted she gives her approval after reviewing the form. Carolyn Pearson questioned where we are on the parking project and Mrs. Diener did not feel that we were far along. Carolyn Pearson made the motion to approve the conflict of interest form. Second by Brian Garrison. Motion carried. (5-0) Mayor Strasser explained he will draft a letter to accompany the conflict of interest statement.

School Resource Officer: Mayor Strasser explained he had stopped by the school 2 weeks ago and had been approached by Walker concerning a school resource officer. On the 15<sup>th</sup> of October Mr. Walker sent copies from another school to John Chapman and Mrs Diener. Mayor Strasser was hoping a school board member would have attended the meeting and explained their wishes. Mayor Strasser noted John and our officers spend a lot of time at the school with our officers being limited. Mr. Walker had explained there were two possibilities with the first being the school would have their own officer or the second option would be the city would partner with the school and the second was the preference of Mr. Walker. Mayor Strasser asked for the thoughts of the council members. Dick Traeger feels we need to read the material given to the council members and see what kind of questions we would have. John Bennett noted Flora has a resource officer and Nelson Smith explained the Flora School is paying the town for a part time employee. Flora assumes liability and equipment. This information brought up questions of hours required, rate of pay, etc. Mrs. Diener asked for clarification on responsible party for the grant. Mayor Strasser explained he has to go to the school next week and he will address the issues. John Chapman feels we should set up a separate meeting and two of our council members would work on the proposal. Brian Garrison and Nelson Smith volunteered to help. John Bennett offered to serve as backup if needed.

#### Department Reports:

Fire: Darrell reported 520 man hours with lots on fire prevention. Darrell brought the resolution approved by the Fire Territory board for billing with fees included. Mrs. Diener, city attorney, read and approved the resolution. Dick Traeger made the motion to approve Resolution 2013-7, Second by John Bennett, Motion carried. (5-0) Darrell also reminded the council members and guests their annual ham and bean/chili dinner will be this week-end from 6 to 8:30.

Street: Aaron used the encumbered funds from last year with paving a section of Indiana St. and the parking section at Riley Park. The men are picking up leaves. Carolyn asked about the rest rooms at the park and Aaron informed the board they are open and will continue to be open till freezing weather arrives. Carolyn questioned Aaron if the camera had been put in the park and Aaron assumes it has been done.

Utilities: Dick VanSickle reported the annual oil changes on the big equipment are completed.

Police: John Chapman reported working with area plan on address changes for Samuel Milroy Rd. Both addresses will be usable for one year. Brian Garrison asked if notices would be mailed to residents. John explained that will be decided who does so at the next area plan meeting.

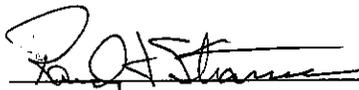
Mayor: A positive community meeting was held at the school on bullying. There will be another meeting this Wednesday as well as a meeting on the 13<sup>th</sup>. Purdue is doing a good job on working with schools to get this message out.

Community Development: Floodgates grant, OCRA and KIRPC is working to get past land issue. Safe Routes to School is done. Interurban is over budget, HWC is asking for more money from INDOT.

Freedom Bridge will have 13 interpretative panels with historic stories. Heartland and Canal is trying for a grant to secure land to bridge.

Bob Burton, owner of home on Cottage St., questioned what is plan for old 25. Bob wanted to know if homeowners would pick up more rights of way. Aaron Lyons explained the right of way goes from state to city and not to property owners. City will repave. The relinquishment settlement gives us money over a four year period of time to be used to repair as well as maintain. Aaron noted he has some old estimates. Mayor Strasser explained solutions need to be found for storm water, drainage, sidewalks and paving. Meeting will have to be held to make all these determinations but a plan has been in effect. Mayor Strasser said all this had been taken into account with negotiating with the state so a basic plan is in place. Aaron noted he does not have a formal plan, just old numbers. Brian Garrison finds driving from Lafayette to Delphi on old 25 is great. The drainage and paving is excellent. Brian hopes we did not make a mistake by taking the cash settlement as it seems a lot to take on when looking at the present condition of the road we inherited.

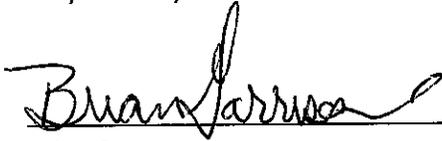
Meeting adjourned at 9:15 P.M.



Mayor Randy Strasser



Carolyn Pearson



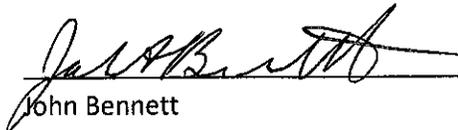
Brian Garrison



Nelson Smith



Dick Traeger



John Bennett

COMMON COUNCIL

DECEMBER 2, 2013

7:00 P.M.

Mayor Randy Strasser opened the meeting and led council members, department heads and guest in the pledge of allegiance to the flag.

Minutes from the November 4, 2013 meeting were presented for approval. Carolyn Pearson made the motion to approve the minutes as corrected. Second by Dick Traeger. Motion carried. (3-0)

OLD BUSINESS:

- A. ADA: Brian Garrison stated the plan looks good. Mayor Strasser noted it is not complete. The plan is a living instrument that will change with time. It is a good start and identifies barriers. Brian realizes we are required to have a plan in place. Mayor Strasser explained this policy is on line and if complaints are received, forms will be filled out and held in the clerk's office and the complaints will be addressed. Most of the barriers are in the city building, airport, fire department and parks. Nelson Smith questioned how we fix the barriers. Mayor Strasser stated the plan must be approved first and then we work on a project list. We put the projects in priority order and then fix. John Bennett made the motion to approve the ADA plan. Second by Carolyn Pearson. Motion carries. (5-0)
- B. SCHOOL RESOURCE OFFICER: Ross Striebeck appeared before the council representing Mr. Ralph Walker of Delphi Community Schools. Ross explained a meeting had been held with John Chapman, Mr. Walker and Mr. Trueblood. At that time it was felt it was a good option and a committee was formed to work towards hiring an officer. Ross brought copies of an interlocal agreement with suggested changes by Barry Emerson. Ross explained the school would like to work with the city. Nelson Smith questioned why the school doesn't handle the process. Mrs. Diener also questioned why the school needs the city. Ross explained the school would provide the car and insurance if we hire an officer. The school will have a 50/50 grant and part of the grant will be used to reimburse the city for wages. John Bennett questioned what the duties will entail. Ross explained the duties would be enforcement of school rules, safety issues, camera work as well as truancy. The officer would rotate to all four school locations. Carolyn Pearson asked Leanne for her thoughts since the clerk's office would have to deal with the payroll. Leanne expressed her concern regarding, insurance as well as PERF. Could there be an issue with unemployment benefits down the road? Ross agreed there are issues that need more attention given. Ross explained this position cannot just be an appointment; it must be an officer who has been through the academy. John Bennett wanted to know if we could cover the man hours if we hired from our department. John Chapman confirmed. Ross wanted to know if Leanne could check with Joretta Tinsman from Flora since they are involved with Carroll School Resource Officer. The committee is going to meet again and will bring information back to the council.

C. EMPLOYEE MANUAL: Changes were made last year to take the benefit package out of the police SOP manual and incorporate with city policy. In doing so, we found two officers were going to be shorted vacation time. A proposed change of city vacation policy has been given to you with these changes addressed. Mayor Strasser explained both officers will not lose any vacation time with the proposed change to policy.

**B. VACATION TIME**

	1 - 3 Years	8 Days	After 6 mths	5 Days	
	4 - 9 Years	12 Days	1 - 4 Years	10 Days	Plus 2 Days
	10-16 Years	18 Days	5 - 14 Years	15 Days	Plus 3 Days
	17-20 Years	21 Days	15 Years Plus	20 Days	Plus 2 Days
	20+ Years	1 Additional Day/Year			Minus 1 Day
Proposed change			15-20 Years	20 Days	Minus 2 or More
			20 years Plus	25 Days	

Council members expressed their agreement with the change. Mayor Strasser explained we also need to address the vacation time for the police chief. Under the old SOP, the chief received 14 days the first year and an additional day for each year served. Under the proposed changed policy, the police chief would receive 10 days vacation each year until he reached 5 year service. Carolyn Pearson does not feel the police chief is different than any other department head. John Bennett questioned if it would be acceptable to grandfather the previous vacation package for the police chief. Carolyn Pearson stated she was not in agreement with that option. Mayor Strasser stated he will make the necessary changes to the policy manual and bring to the next council meeting.

**NEW BUSINESS:**

A. New Subdivision: Mark Zimpher presented the plans for a new subdivision within city limits. Three years ago the idea was conceived; land was looked at and finally purchased. Eighteen months ago Mark brought the plan for the subdivision to the BOW. Work sessions were held with Butler Fairman, area plan and waste water department and a final plan is in place. The subdivision will have at least three phases. The first phase will be for senior condos and the initial investment will be \$1,000,000. This will cover the earth moving and model home. All of the homes will be certified green. There will be covenants and restrictions on all three phases. The first stage will be south on Masonic. Phase II will follow and will be a combination of condos and single family homes, depending on the demand from phase I. Phase III will be off Dayton Rd and will be single family homes. Prices will range from \$120,000 to \$150,000. Mark would like to move dirt this winter and start building in the spring of 2014. Mark would like to know there is support and help from the city like with the previous addition by school system. John Bennett questioned where they would tie in to sewer and was told it would come into Armory Road lift station. John wanted to know if the lift station could handle the volume. Dick would like to see #'s as this

lift station was sized for 60 homes and that in the number in the present armory addition. John Bennett had questions on zoning. Mark reported applying to county and needs to know if city will work along with county. Brian Garrison asked Mark what are their needs from the city and the cost. Mark stated they have figures in mind from prior project but tonight they just wanted acceptance of the new addition. Mark would like to see sewer and water tap fees waived, work on water pits and meters as well as bringing Masonic Street further towards property line. Mayor Strasser feels we have a strong need for housing in our community. Brian Garrison questioned if we can expand before we stabilize enough. We were just told we had to do the bond issue in order to address immediate needs and now we're being told we can handle this addition. Dick Traeger feels this is good for the city and would back the project. Brian Garrison noted any growth for the city is good but would like to know exactly what dollar amount we are looking at and then make a final decision. Mark will bring their wish list and figures back to the next meeting. Carolyn Pearson asked what the city had done for Water Tower. Aaron we did in kind matching. Some of the projects originally approved were changed. We did do meters and waived trash fees for 15 years.

- B. Resolution 2013-8 Façade Study. The state felt it was a good idea to do the study. Owners were brought into the study. Seventy five percent of the book is drawings of plans and examples. John Bennett wanted to know what era but Mayor Strasser was unable to confirm what historic period will be used. CBDG and OKRA funds will be used. Carolyn Pearson made the motion to approve Resolution 2013-8 Façade Study. Second by Brian Garrison. Motion carried. (5-0)
- C. Resolution 2013-9 Details in this resolution show the participation of the city and business owners in a total amount of \$167,000 with the city share being \$83,500 and the owners share being \$83,500. John Bennett thought the grant was to be a 90/10. Mayor Strasser informed council members construction won't happen unless 5% is paid by owners. The \$83,500 is the most it can cost the city. John Bennett made the motion to approve Resolution 2013-9. Second by Carolyn Pearson. Motion carried. (5-0)
- D. Leanne informed the council an additional resolution needs addressed in order for general to cover the city cost for Stellar Program Management. There is no reimbursement from any agency available for this cost. We knew from the original financial figures this would be our cost but did not include this cost in our budget. Right now this fund is at a negative \$225,225.54. The additional appropriation will be submitted to DLGF for approval and the resolution can be signed at the next council meeting. Carolyn Pearson made the motion to approve the additional appropriation. Second by Nelson Smith. Motion carried. (5-0)
- E. DEPARTMENT HEADS:
  - Wastewater: Dick VanSickle referred to the written report given to the council members and noted major repairs had been completed to the clarifier.
  - Street: Aaron Lyons also gave a written report to the council members. The completion of leaf pickup was noted as well as the cleanup from the storm. Mayor Strasser noted two trucks had been sent to Kokomo to help with storm damage.

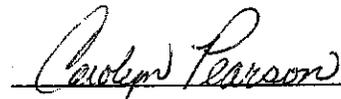
Police: John Chapman wanted the council to be aware of the damage to a home that the police department will assume the bill for home repairs. The police had been called to a home for a possible suicide attempt and with homeowners permission to enter a locked door, damage had occurred.

Community Development: Kevin Kologinsky reported there are still issues concerning the purchase of land. The project for Safe Routes had \$9,000 extra money and this will be used for training of cross guards. The Interurban Trail remains tied up at INDOT. Freedom Bridge should begin work in January of 2014. The project for owner occupied housing will begin the next round in January or February. Mayor Strasser reported there were three houses with minor issues in the last round and final inspection will be done by IHEDA.

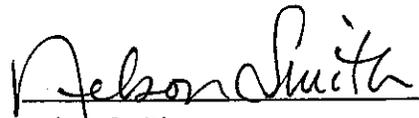
Meeting adjourned at 9:30 P.M.

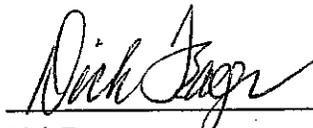
Brian Garrison noted he will be unable to attend the February or March meetings due to schedule of games on those nights.

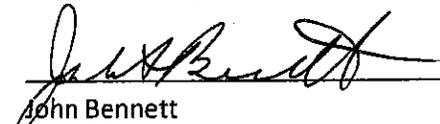
  
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Mayor Randy Strasser

  
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Carolyn Pearson

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Brian Garrison

  
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Nelson Smith

  
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Dick Traeger

  
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John Bennett