

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.

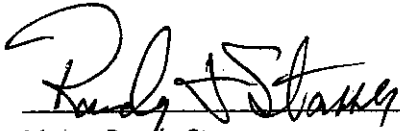
Mayor Strasser reported on the new office building being built near Alco. Discussions have been held with the people at the old Globe building and what their needs for water and sewage would be. One warehouse is holding racks and boats from Tall Timbers. They have other projects in the works. Conversations 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

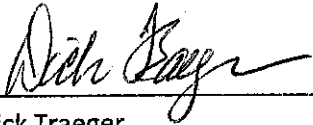
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Nelson Smith



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Brian Garrison



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Dick Traeger

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John Bennett