

COMMON COUNCIL

MAY 5, 2014

7:00 P.M.

Mayor Randy Strasser called the meeting to order.

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

Minutes from the meeting held on April 7, 2014 were presented for approval. Brian Garrison noted in the section on SRO the name should be Ross Striebeck not Kyle Treble. Carolyn Pearson made the motion to approve the minutes as corrected. Second by Brian Garrison. Motion carried. (5-0)

NEW BUSINESS:

- A. Diamond Dash: Robin Albaugh was not present to present her request so the matter will be tabled to a later meeting.
- B. Street Vacation: Barry Emerson, attorney for Delphi School presented the ordinance and request for street vacation of part of Wabash Street. The school owns the rest of the land and this section lies behind Vine Street. This section of Wabash Street has never been improved. The school has advertised and presented a standard ordinance for vacating a section of a street. The school needs to do this in order to apply for a building permit. John Bennett questioned if this building would interfere with the drainage ditch. An easement for utilities would stay in place. Mayor Strasser questioned if anyone from the public desired to voice cares or concerns. No response from anyone attending the meeting. John Bennett made the motion to approve ordinance 2014-2 Vacate a Portion of Wabash Street on first reading. Second by Carolyn Pearson. Motion carried. (5-0)
- C. Dawn Galloway presented a resolution for designating certain real estate within Delphi as an economic revitalization area. This covers a section of Main Street and the area where the pole barn for REMC is located. Currently this generates eight thousand dollars annually and in 10 years that would amount to eighty thousand dollars. With the improvements planned, the revenue would increase to thirty thousand dollars and in ten years that would amount to three hundred thousand dollars. With the actual revenue being $\frac{1}{2}$ that would mean one hundred and fifty thousand dollars. Dawn noted she will return in June and request the Declaratory Resolution and in July will ask for the Confirmatory Resolution. The Declaratory Resolution is needed in order for her to proceed with all the forms and requirements she must comply with state regulations.
- D. Highway Relinquishment Fund: Mayor Strasser asked Leanne to explain this Ordinance to the council members. Leanne stated we had received a partial payment on the relinquishment of the highway to the City of Delphi. Five hundred thousand dollars had been deposited in our general account by the auditor of the state. Three more additional payments in the amount of two hundred fifty thousand dollars starting in October of 2014, October of 2015 and final payment in October of 2016. A fund must be established by the council and set up with revenue and appropriation accounts. This will give a permanent

record of the revenue and expenses of the relinquishment money. The ordinance was written by Mrs. Diener and establishes what expenses qualify for payment from the fund. The bridge is not included in the approved expenses as Mayor Strasser has explained the bridge is the responsibility of the county. The county has a bridge accum fund set up for bridge expenses. Carolyn Pearson made the motion to approve Ordinance 2014-3 Highway Relinquishment Fund on first reading. Second by Dick Traeger. Motion carried. (5-0)

OLD BUSINESS:

SRO: The school has offered sixty thousand dollars to cover the expenses involved for wages and benefits for the officer. There is a possibility the position will only be for 10 months of the year. Leanne expressed her concern for the other two months of the year and wanted to know if there are extra duties during the summer months. Leanne noted she is still concerned with unemployment due to the officer being paid through our office. John Bennett wanted to know if the grant is "forever". The school stated there was no guarantee for the grant money but felt with the needs of the schools it looks like it will probably be continued for a long time. Leanne stated she would like to come to the next meeting held by the committee. Nelson Smith stated an invitation to Leanne had been discussed and was going to be offered. Brian Garrison noted it felt it was a good idea. He also is concerned with 1 person in charge and covering 3 school locations and the reaction time. Carolyn Pearson stated she is concerned we are involved in the schools.

Truck Restriction 2014-4: Brian Garrison is satisfied since the weights and dates are written into the resolution. John Bennett made the motion to approve Ordinance 2014-4 on first reading. Second by Nelson Smith. Motion carried. (5-0)

Update on Bowen Property: Through the efforts of Mayor Strasser, the home is not going to auction. The property will be listed with a realtor and will be sold as owner occupied and could be owner occupied with business. Two examples would be a bed & breakfast or antique shop. Mayor Strasser has worked with Indiana Landmarks and the home is registered. His main concern is to make sure the home ends up in good hands.

Building on 300 N by HHH: Several people have contacted Mayor Strasser in regards to using the building formerly used by Family Services. Mayor Strasser has informed the state we are interested in the building if INDOT wants to give it away. INDOT paid around \$200,000+ and there is a possibility INDOT may come back to us and ask for \$50,000. The city would not have to pay this amount as it would come off the relinquishment. Carolyn Pearson remarked it is a good idea to have an information system as well as rest rooms since the trails are being expanded to that area.

DEPARTMENT REPORTS:

CLERK: Leanne noted she had given fund reports on the grants to council members. The SBOA auditors are still here and should be finishing up soon.

AREA PLAN: John Bennett reported the commissioners rejected the new zoning ordinance. At this time we are under the 1973 ordinance. This hinders development due to outdated codes. We could opt out of the county and set up our own area plan.

STREET: Aaron Lyons reported he had contacted contractors for road work and also crack and seal. Brian Garrison asked about streets downtown. Stellar will be addressing the downtown streets and the state is still responsible but also in consideration with stellar.

UTILITIES: Dick VanSickle stated this is disinfection season. Merrell Bros is hauling bio solids. Applications had to be turned in by April 11 for a position at the waste plant as well as laborer in water department. Dick would like to start the process to hire 2 employees right away. Work on determining the rain water issue in the bottoms in the works.

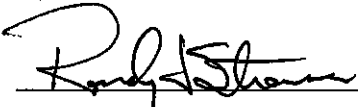
COMMUNITY DEVELOPMENT: Kevin Kologinsky reported the Freedom Bridge is here and primer and paint will be applied and hopefully ready to install in July. Brick work and mason work in place and work is being done on the history boards. These boards with pictures and information will be an attraction. Information has been shared for a hotel in the downtown area. Cobblestone Developers has shown interest and looking at a couple sites. They like to use local banks, builders and local investors. Work to identify blight and unsafe properties in ongoing and mainly in the north end. Sometimes loans from IHEDA can be used. These properties can be bought, knocked down, remodeled and sold.

John Bennett questioned if a Samuel Milroy monument exists and Kevin states it was a bicentennial monument and would be part of the trail.

Mayor Strasser asked for public comments.

Larry Salazar, owner of Danny's Auto reported on the 10th of April his business had been broken into and vandalized. This happened last year too. Mr. Salazar stated he left Chicago and brought his family to a small community to be safe. Mayor Strasser spoke to Mr. Salazar and would like him to meet with Chief Steve Mullin.

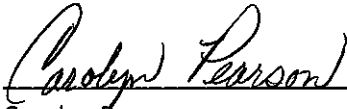
Meeting adjourned at 9:10 P.M.



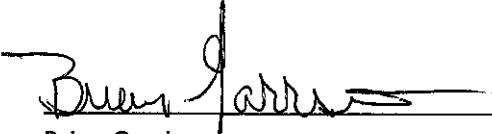
Mayor Randy Strasser



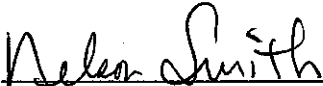
Dick Traeger, President



Carolyn Pearson



Brian Garrison



Nelson Smith



John Bennett