

COMMON COUNCIL

JANUARY 5, 2015

7:00 P.M.

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

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

Minutes from the meeting held on December 1, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes from the December 1st meeting. Second by Brian Garrison. Motion carried. (5-0)

OLD BUSINESS:

NONE

NEW BUSINESS:

Mayor Strasser called for council reorganization for 2015. Brian Garrison made the motion for Richard Traeger to serve as President. Second by Carolyn Pearson. No other nominations were made and Carolyn Pearson made the motion to approve Richard Traeger to serve as President through 2015. Second by Brian Garrison. Motion carried. (5-0)

Mayor Strasser reported his appointments for the 2015 year.

BOW	Carolyn Pearson and Richard Traeger
Area Plan	John Bennett and Kirk Germond
Zoning	John Bennett
Solid Waste	Mayor Strasser
CC Econ Dev	Joe Mayfield, Dick Bradshaw, Bonnie Maxwell
Alcohol Bd.	Don Burkater
Airport Bd	John Gingrich, Terry Davidson, Rick Wasson, Jeff Stankard
Delphi Redev	Council appointments: Drew Sandora and Jerry Holsapple Mayor appointments: Joe Mayfield, Sandy Flora , 3 rd to be named

Mayor Strasser noted he will get all meeting dates for boards to the council.

Kathy Mylet was not present and Mayor Strasser reported a rezoning issue for the house next to Bill Ruck's insurance office is zoned commercial and needs to be rezoned residential. Claudanne Burk will go to Area Plan and then back to the council. This issue will be addressed at the February meeting.

Ordinance 2015-1 Flood Hazard Area. Brock Dawson stated this is from a template flood ordinance for cities and towns. The county is responsible for an ordinance but the state is now requiring cities and towns to have an ordinance in place. Carolyn Pearson made the motion to approve ordinance 2015-1. Second by Richard Traeger. Motion carried. 5-0)

Richard Traeger made the motion to suspend the rules and pass ordinance 2015-1 on second reading. Second by Carolyn Pearson. Motion carried. (5-0) Richard Traeger made the motion to pass ordinance 2015-1 on second reading. Second by Carolyn Pearson. Motion carried. (5-0) Mayor Strasser stated this must be advertised within 30 days.

Leanne Aldrich, Clerk Treasurer, informed the council members the additional appropriation submitted to DLGF was approved.

Mayor Strasser reported a special meeting with updates on finances with Stellar will be on the 19th of January at 6:00 P.M. in the council room. Umbaugh, financial along with HWC, Stellar management will bring reports to the council members and guests.

Mr. Hoffman reported after 19 months of work to stop the quarry, a meeting will be held on the 28th with Tippecanoe Area Plan. We, council and guests, are welcome to attend and show support for this group.

Department Reports:

STREET: Aaron Lyons reported he is waiting on the contractors to install the structure to store his salt supply. Recycling will be picked up the last time this Tuesday. None will be picked up on the 13th and on the 20th our new service with Advanced will begin. A service calendar is being put together and on the other side will be a letter explaining the recycling process. Advanced will contact businesses to possibly pick up their recycling. Jeff Watson questioned recycling at his apartment buildings. The ordinance will be followed. Carolyn asked about spring clean up. Aaron reported it will be held one month later than last year. It is scheduled for May 2nd and will be curbside.

WASTEWATER: Richard VanSickle stated it had been a maintenance month. The grinder on raw sewage pump was rebuilt. The new left station on 300 is done. The transfer switch on the plant generator was rebuilt by Huston Electric. John Bennett questioned the results of scoping the lines. Dick reported Cook Street to railroad and to Arby's was done but the line to plant has not been done yet. There was lots of silt in the lines and they cleaned this out.

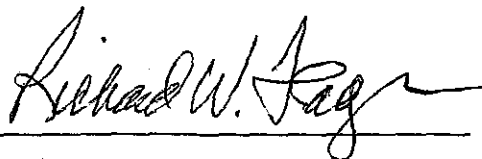
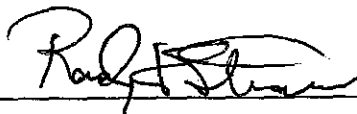
COMMUNITY DEVELOPMENT: Kevin Kologinsky reported there was progress on floodgate grant. IHCA will hold back and the second round of owner occupied housing is on hold.

POLICE: Steve Mullin, chief, issued a written report to the council members. Brian Garrison thanked the department for their quick response when he had the break-in.

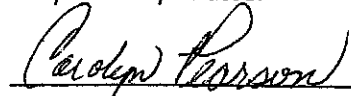
WATER: Craig Myers reported Peerless did the pump test and looks good.

FIRE: Darrell Sterrett gave the council members a summary report for the year. John Bennett told Darrell and his department to keep up the good work.

With no further business, the meeting was adjourned at 7:50 P.M.



Mayor Randy Strasser

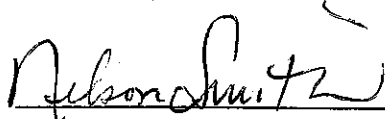


Carolyn Pearson

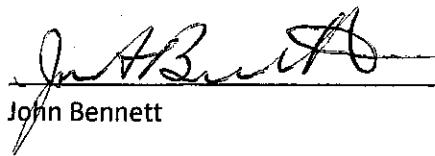
Richard Traeger, President



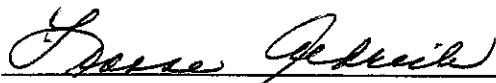
Brian Garrison



Nelson Smith



John Bennett



Leanne Aldrich, Attest

COMMON COUNCIL
FEBRUARY 2, 2015
7:00 P.M.

The meeting was called to order by Mayor Strasser and he led council members and guests in the pledge of allegiance to the flag.

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

Minutes from the meeting held in January were presented for approval. Richard Traeger noted the following correction needing to be made. Richard Traeger served on Economic Development not Dick Bradshaw. Carolyn Pearson made the motion to approve the minutes with the correction. Second by John Bennett. Motion carried. (5-0)

OLD BUSINESS:

Kathy Mylet was not present and therefore the rezoning issue on the residence of Claudanne Burke had to be tabled.

NEW BUSINESS:

Mayor Strasser and Brock Dawson had sent a copy of the possible revisions to be made to our present dog ordinance. We need a party identified to be responsible for the issues, either police, BOW or both. Some of the definitions in our ordinance might need updated. We need to check if our ordinance online is correct. Carolyn Pearson stated at one time we had an animal commission consisting of Flora, Delphi and townships. The county then became in charge of animal issues. The county determined not to fund animal control through their budget and Carolyn is not sure what became of the equipment when dissolved. Mayor Strasser stated we could have the first reading in March. Our city judge, David Weckerly had concerns with our present ordinance and wanted it cleaned up. Mayor Strasser stated if you have questions or suggestions, please contact Brock and then we can be ready at the next meeting.

FEMA – levee certification. VS Engineering did borings and elevations and put together reports and sent to FEMA. Repairs are needed and there is one spot that does not pass certification. The elevations of the tunnel from the area by Dollar General to Pizza Hut are not high enough. The backfill used at that time does not meet standards now. Congress ordered FEMA to certify what is good and work with cities on the bad parts. We had a meeting with INDOT and their engineers will work on this. A meeting will be held with FEMA on the 13th and we will give the projects and timelines. Jeff Watson questioned if we had received the floodgate grant. Mayor Strasser responded we had and in the amount of 1.6 or 1.7 million.

Steve Mullin reported he will be working on the Dare Program in Flora on Tuesday and Delphi on Thursday.

Dick VanSickle had supplied a written report but noted Accu Dig had done work for them. A broken line had been fixed by Craig Myers. An entry door had been replaced at the plant.

Aaron Lyons reported the salt barn is up and salt is stored and the men appreciate it. Cheryl Shockley thanked Aaron for the help around the court house. Nelson Smith asked how recycling was going.

Aaron has had at least 6 calls the totes are too big and asked to pick them back up.

Craig Myers stated Peerless is working on well #6. A large water leak had been found at P&R and another one on Riley Road. Mayor Strasser noted IPC was happy with the procedures followed by Craig with the leak as it does affect their business.

Darrell thanked Craig for his notification on the water leak. The antique LaFrance still needs a good home and Mayor Strasser is working on this issue. The fire department has designs and preliminary cost on a new truck. This new truck would replace the 505 Township truck.

Kevin Kologinski reported the floodgate grant is a go. Freedom Bridge is good. Interurban trail will be a year from now. Keller Development is working. The facades are working well and will be done in 3 phases. The Opera House is sitting good on private funds. Owner Occupied Housing will start in one week. A public meeting for streetscapes downtown will be held. Gateway Phase II involves work with RR to do a trail. We need to look at other sites for parking grant other than across from Wallmanns. Extreme Homes tore down the home on N. Union. Safe Routes has a \$10,000 grant for training programs. Officer Sharon Calles will work on this project. Bicycles will be bought for students and earned.

Mr. David Weckerly provided a 2014 Activity Report from Court and if there are any questions, please get in touch with Mr. Weckerly.

On February 23 or 24th a public meeting with final plans on Main St. rehabilitation will be held at the canal center with input on design.

County zoning ordinance – Mayor Strasser noted we want to be able to update our portion of the new Zimpher Subdivision and could have this done by end of this year or sooner.

Mayor Strasser had conversations with department heads to update their capital improvement plans. Mayor Strasser noted he has been working Nixel for four months to give information through phones, face book or emails. When we get our phone service updated we could possibly do through the new system.

The hangar is complete and when warmer weather happens, the concrete can be sealed on the inside of the building and dirt work finished. Four of the six hangars are leased.

Meeting adjourned at 8:10 P.M.

Mayor Randy Strasser

Carolyn Pearson
Carolyn Pearson

Richard Traeger
Richard Traeger, President

Brian Garrison



Nelson Smith

Nelson Smith

John Bennett

Leanne Aldrich, Attest

COMMON COUNCIL

MARCH 2, 2015

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

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

Minutes from the meeting held on February 2, 2015 were presented for approval. Carolyn Pearson made the motion to approve the minutes. Second by Richard Traeger. Motion carried. (3-0)

OLD BUSINESS:

Kathy Mylet of Area Plan requested a change of zoning for 110 S. Market St., owner John and Claudanne Burke, presently zoned business and needs to be residential. Zoning must have same as use in order for owner to secure loans on the property. There are several homes in B-3 that could move to U-2. Area Plan has given a favorable recommendation on the rezoning of the Burke property. Richard Traeger made the motion to approve the rezoning of 110 S. Market from B-3 to U-2. Second by Carolyn Pearson. Motion carries. (3-0)

Mayor Strasser noted the scope of what needs to be done on zoning. We need to look at existing land use plan, have a public meeting and identify weakness and strengths of present plan as well as possible changes for a new zoning plan. We need to plan development implementation and have a public meeting. This entire process could take over a year but with what we have worked on we could finish in 8 to 9 months. Mayor Strasser stated he hopes to have a scope put together by the next council meeting. This scope would take the existing ordinances and updates to allow new districts.

Review of Dog Ordinance: Carolyn Pearson stated she feels we should take out the wordage of animal control and use police department. Richard Traeger noted he thought Brock Dawson, city attorney, would have a new draft drawn up. Mayor Strasser questioned the board members if an amendment or a new ordinance is wanted. Carolyn Pearson stated she felt it would be cleaner to do a new ordinance. Brock Dawson will send a draft of a new ordinance to the council members before the next meeting.

FEMA: The only issue stopping the levee from being accredited is the section of 39 From Dave's IGA to the RR tracks and within the next 2 months borings will be done. INDOT has done improvements on this section and now determined the improvements were not to present standards. Once we get the flood gates replaced we can then send in documentation to be accredited. At that time they will credit parts of levee that is certifiable and leave section with problems.

NEW BUSINESS:

Mayor Strasser has been working with Nixel, communication software with links to facebook and twitter that would include weather alerts, scheduled messaging and tips. The Nixel Engage contract would cost \$2,050 for one year contract and would cover three years and would require an annual payment.

Carolyn Pearson stated she feels a committee should look at this and wants more time to look into this issue. It was agreed to table this issue until the next month.

DEPARTMENT REPORTS:

Chief Mullin reported the SRO officer passed all her classes for Indiana certification. Chief Mullin is working on the Dare program. Carolyn Pearson questioned what the response to the SRO officer. Chief Mullin stated he has had nothing but good reports on the officer. Richard Traeger questioned the financial status of the grant. Leanne stated within the next few weeks a meeting with the school will determine the status of the grant funds.

Dick VanSickle gave a written report to council members. He informed the council F&K and finished the tree clearing project. Dick is working on getting bids for lateral lines downtown.

Aaron Lyons reported lots of snow removal. Nelson Smith asked about the highway condition and Aaron responded that Stellar is holding up his work. Mayor Strasser stated it is set to repave in 2018. Aaron stated patching is all he can do at this point and that just won't hold for too long. Jack Wilson complemented the street department on their snow removal of the streets.

Craig Myers gave a written report. Craig noted his department assisted with snow removal. With the extreme cold there have been lots of frozen meters. Standard vehicle maintenance has also been performed.

Kevin Kologinsky also gave a written report. He reported there will be a celebration for Freedom Bridge on the 25th of April. The Lt. Governor will be here for the event. Streetscapes are over budget but we can use Gateway funds. Carolyn Pearson related the call she received concerning trash left at the site on Union St. where the home had been torn down. Kevin noted the final clean up and grading had not been completed due to weather issues.

Darrell Sterrett did not have a written report. Darrell stated they are working on a written truck bid. Darrell questioned Mayor Strasser on the status of the LaFrance truck. Mayor Strasser stated he is waiting on data from Leanne.

Mayor Strasser stated he had received notification of site closure for the 3 lots on N. Washington Street. This notification informs the city the land is clean and no restrictions for residential use. This was the former site of Loy Quinn.

Mayor Strasser reported he had included a letter from Vicki Snipes regarding parking. He did not expect action from the council. The copy of the letter was for information purpose.


John Gingrich of the airport reported they are doing lots of cleaning and addressing the unfinished work in the terminal building.


Leanne Aldrich reported the financial report along with others had been submitted on time.

Andy Royal, guest, questioned where the water is being directed in regard to the floodgate project.

Mayor Strasser stated into canal north of floodgates.

Meeting adjourned at 8:20 P.M.



Mayor Randy Strasser

Richard Traeger



Carolyn Pearson
Carolyn Pearson

Brian Garrison
Brian Garrison

Nelson Smith

John Bennett
John Bennett

Leanne Aldrich
Leanne Aldrich, Clerk Treasurer, Attest

COMMON COUNCIL

APRIL 6, 2015

7:00 P.M.

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

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

Minutes from the meeting held on March 2, 2015 were presented for approval. Richard Traeger made the motion to approve the minutes as presented. Second by Carolyn Pearson. Motion carried. (4-0)

OLD BUSINESS:

Dog Ordinance 2015-2 has been cleaned up from the old ordinance. John Bennett questioned if this ordinance applies to dangerous dogs or would it also apply to exotic animals. Brock Dawson, city attorney, responded it follows state statute and applies only to dogs. Steve Mullin, Police Chief, stated his department is not trained to catch dangerous animals but will work on handling the situation. Carolyn Pearson made the motion to approve Ordinance 2015-2 on 1st reading. Second by John Bennett. Motion carried. (4-0)

NEW BUSINESS:

Area IV Head Start Program is looking for place to provide breakfast and lunch to 18 and under children from June 8, 2015 through July 31, 2015 and the only day not serving will be July 2nd due to the 4th of July. Richard Traeger questioned who will supervise the children between serving meals. Mayor Strasser assured the council the workers with Head Start will be there the entire time. John Bennett questioned if this conflicts with meals the church provides and Mayor Strasser responded it did not conflict. John Bennett questioned if we needed a vote to approve this usage. Mayor Strasser reported he had made arrangements with Head Start and approved the usage.

Leanne explained the fund report as well as the report from Umbaugh on Stellar projects she had given the council members. Leanne also explained the statement she had received from INDOT totaling 630,000+. The invoices had been sent in February and are for the streetscapes project downtown. These funds are not in place in our budget and INDOT had explained to Leanne the project could not start until we had paid our 20% match. Due to the mount of the invoices Leanne requested the council approve the additional appropriation for this amount. Mayor Strasser inserted the information regarding Milestone being the lowest bidder on water and streetscapes and this will allow us to work with them on quotes. On the 13th of April a meeting will be held with the contractors. Richard Traeger stated he felt we should not hold off any longer and start the process immediately. Mayor Strasser questioned the council members if the additional appropriation was wanted by council members. Richard Traeger made the motion for Leanne to start the process of the additional appropriation. Second by John Bennett. Motion carried. (4-0)

DEPARTMENT HEAD REPORTS:

Community Development: Kevin Kologinsky gave a written report to the council members and noted the ribbon cutting for Freedom Bridge will be April 15th at 1:00 P.M. The dedication of the Veterans Memorial Plaza will be done at this time. DLZ will be providing refreshments. Kevin also stated we are in the 3rd phase of final environmental work on the Interurban Trail. Downtown Facades is a little behind schedule but going well. Owner Occupied has changed up some of the paperwork and has pushed our schedule back. The downtown streetscapes will be done in three stages with the first being the Opera House block (Monroe to Main). Kevin noted there is not a final design on Gateway Phase II and we are waiting until we see about the budget figures. The pump station grant has clearance with Brosman property as well as the Underhill property. Mayor Strasser stated there are some environment issues involved.

Andy Royal, guest, questioned the plan for routing the water through his property. Mayor Strasser stated the pump station will only work when in a flood stage. This would result in water from the Wabash coming into the canal. The lift station is on the north side of the culvert and we would pump back into canal bed on Brosman property. Andy Royal stated that would result in a buildup of water on his side due to the stone bridge holding flow back. Mayor Strasser noted two certified letters had been sent to two addresses for Mr. Royal. One of the letters had been returned with label on unable to deliver and the second letter sent had been refused to sign for. Mayor Strasser stated we had engineer reports and we can get together with Brock Dawson, city attorney, as well as BF&S, engineers, and go over the information. Richard Traeger noted we have been through this at a council meeting as well as a special meeting with Mr. Royal in the past.

Street Department: Aaron Lyons reported they were finally able to clean and store all the snow removal equipment. Yard waste pick up begins this week. Pot holes will be fixed from Union to stop light. Cold patch will not work. Carolyn Pearson stated she had noticed work being done at Riley Park. Aaron explained he had been working with Kris Neuman, master gardener. Kris has volunteered her time in design work as well as assisting with the actual landscaping. Aaron has received lots of compliments on the work to this point.

Wastewater: Dick VanSickle had given a written report to the council members. He stated the annual disinfection had been completed. His plant is winning the war against ecoli. The issue with blockage in sewer lines can be traced back to wet wipes in most cases. The wet wipes do not deteriorate and eventually get into the propellers of the pump

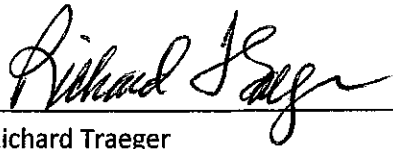
Police: Steve Mullin issued a written report of the activities of his department. Steve also noted his men had been trained of AED and is installed in their vehicles.

Water: Craig Myers gave a written report to the council members. Brian Garrison questioned Craig as to some of the numbers on the report. The time the pumps are running seems very high. Craig responded it could be more days of the month as well as more usage.

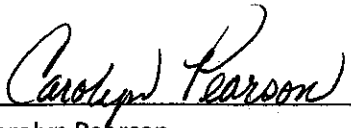
Fire: Darrell Sterrett reported his department needs to replace one of the trucks in service at this time and needs approval from the council. Council members agreed to support the efforts of the fire territory on seeking a new fire truck. Mayor Strasser stated he has found someone from Carmel willing to purchase the old LaFrance fire truck. He will restore the old truck and probably resell. Larry Jenkins, guest, stated the auctioneers have sites on the web and a buyer could be found.

With no further business, Mayor Strasser called for adjournment at 8:55 P.M.

Mayor Randy Strasser




Richard Traeger



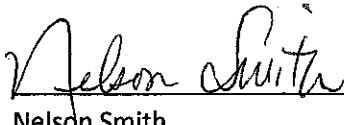
Carolyn Pearson




Brian Garrison



John Bennett



Nelson Smith



Leanne Aldrich, Attest

COMMON COUNCIL

MAY 4, 2015

7:00 P.M.

Mayor Randy Strasser opened the meeting. Council members and guests gave the pledge of allegiance to the flag.

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

Minutes from the meeting held on April 6, 2015 was presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Richard Traeger. Motion carried. (5-0)

NEW BUSINESS:

Bose McKinney & Evans LLP presented information on refinancing the 2000 water bond. The payment dates or amounts won't change but with the reduction in interest rate a savings of \$270,000 will be realized. Brian Garrison questioned what the cost of refinancing would be and was told it would be approximately \$124,000. The cost would be paid when the bond is closed. We do not have to proceed with this until the interest rate is in our favor and we are satisfied with the savings amount.

Authorization is needed as the first step. The second step in this process will be the bond ordinance followed by pricing and offering. We could probably have first reading on the bond in 45 to 60 days. John Bennett made the motion to proceed on the bond process. Second by Richard Traeger. Motion carried. (5-0)

Mark Zimpher reported on the new subdivision. Paperwork should be wrapped up this month. After the 18th, stakes and flags will be set and will be ready to start. Prints will be brought to the June meeting. John Bennett questioned if part of the \$62,000 offered to Zimpher Development could be in-house. John stated he felt there would be times in-house work and cost on supplies could save all involved in the project. Brian Garrison and Richard Traeger requested copies of minutes from January through July concerning the development. Mark Zimpher stated he was not present to ask for money. His purpose in attending the meeting was to update the status of the project.

OLD BUSINESS:

Ordinance 2015-2. Dangerous Dogs. Carolyn Pearson made the motion to approve Ordinance 2015-2 on second reading. Second by John Bennett. Brian Garrison questioned Steve Mullin if he was satisfied with the ordinance and Steve replied he was fine with the ordinance. Motion carried. (5-0)

Resolution 2015-1 Additional Appropriation in the amount of \$630,881.29 Carolyn Pearson made the motion to approve resolution 1. Second by John Bennett. Brian Garrison asked if this was the budgeted amount for our share of the streetscape project and Mayor Strasser stated it was in our original budget. Motion carried. (5-0)

DEPARTMENT REPORTS:

Fire: Darrell Sterrett stated an ISO Audit on the department will be held on the 19th of May. Darrell stated the department is working on purchasing another fire truck. John Bennett asked if the truck is

already made. Darrell explained another truck is being built like the one the department wants and can be duplicated plus a new rescue system. Darrell questioned if the council will be willing to agree once the territory board makes a decision. Darrell also stated he wants the council more involved. It takes a lot of time in between territory board approval and then going back to the council. Darrell also feels the council could be better represented. Meetings are the 3rd Thursday of every other month. Darrell questioned the expedition of the sale of the LaFrance truck by Mayor Strasser. Darrell had a buyer that was told he did not fall within the time lines. John Bennett requested information on the selling price of the truck and Mayor Strasser reported it was \$1,300. Darrell stated the Fire Territory did not want the money considering how this was handled. Mr. Jenkins stated he had contacted the sites Mayor Strasser had used for listing the truck and found this had not been done. Mayor Strasser stated this was not the information he had given Mr. Jenkins and Mayor Strasser took exception to the remark. Richard Traeger and John Bennett felt we should know if it was legal for us to sell the truck. Nelson Smith stated the truck has been sold and it would not look good for the city to back out of the deal. Leanne stated the only issue for her was what she could and should do with the check. Leanne will talk with SBOA to receive instructions on procedure to follow.

STREET: Aaron Lyons stated they had been busy. Alley work with grading had been done. A lot of time had been with Riley Park. Three trees had been removed and paving stones installed. The leaf machine and salt machine was serviced. Thirty one tons of trash had been picked up on spring clean up. The swinging bridge had been inspected.

WASTE: Dick VanSickle reported the tile floor in the lab had been replaced. Three times issues with rags had to be addressed at the Market St. lift station. The lift station on 39 had issues with the pump.

POLICE: Steve Mullin reported letters had been written to owners with issues concerning debris and cars. The grant for the SRO officer for the next year has been approved. A dog owner was cited this evening. A written report was given to council members.

COMMUNITY DEVELOPMENT: Kevin Kologinsky gave council members a written report and made the following notations:

- Bidding in October on Floodgates

- Bidding in October on Interurban

- Celebration for Freedom Bridge

- Facades going well

- Gateway I over budget due to RR

- Gateway II will see more engineering due to soft soil forcing changes.

- Owner Occupied Housing is requiring new paperwork. IHCD will monitor the grant on the 12th of May on the first phase and then we can proceed to phase II.

- Opera House has a completion date of August. 150 years ago a ball was held for returning soldiers at the opera house.

- Downtown lofts will be done by the end of September.

Brian Garrison questioned if this was the third time we were paying engineer cost on Gateway II. Kevin stated he did not think that was so. Mayor Strasser stated it was the third change just approved but that was due to the state giving numbers for estimates. Brian stated they (HWC) are the engineers and it does not seem like we should spent another \$44,000 on redoing their own work.

WATER: Craig Myers reported his department had painted the hydrants and the color of paint is coded for water flow. There had been three water leaks and they were fixed. 34.5 million gallons of water was pumped last month.

AIRPORT: John Gingrich stated fuel had been purchased at the end of the month and they had lowered the gas price. Brian Stirm is no longer the manager of the airport and they will be looking for someone to replace his position. A tractor is needed to pull the mower at the airport and Mayor Strasser had worked with John in making changes to the present budget that would allow the purchase of a new tractor. Carolyn Pearson questioned if John had worked with the clerk. John reported he had not but had worked with Mayor Strasser. Leanne responded she had not seen these figures until she saw the reports for the council but the figures do work and she can make the transfers now. Richard Traeger made the motion to adjust the budget figures for the 2015 budget. Second by John Bennett. Motion carried. (5-0)

John Gingrich addressed the cost of the tractor to pull the mower and a new 0 turn riding mower for mowing around the hangars. The total cost for the two would be \$40,939.54. This will be paid out of the airport in 5 installments. Richard Traeger made the motion to purchase the tractor and mower. Seconds by John Bennett. Motion carried. (4-0) Carolyn Pearson abstained.

Mayor: Mayor Strasser reported IDEM released vacant lots (old Loy Quinn) with no restrictions for residential. Mayor Strasser thanked John Julien for attending on the bond issue and noted 30 days ago Umbaugh had a presentation on Stellar noting although bids had come in higher, we were staying on budget. Nelson Smith questioned John if he could see anything to put citizens in a bad place. John stated strongly he felt we were in an excellent position with our funds growing across the board.

Meeting adjourned at 8:30 P.M.

Mayor Randy Strasser

Richard Traeger, President

Brian Garrison1

Carolyn Pearson

Nelson Smith

John Bennett

Leanne Aldrich, Attest

COMMON COUNCIL

JUNE 1, 2015

7:00 PM

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

Minutes from the meeting held on May 4, 2015 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Richard Traeger. Motion carried. (5-0)

OLD BUSINESS:

Water Bond Refinancing: John Julien of Umbaugh and _____ of Bose McKinney & Evans presented information on refinancing the 2000 water bonds. Council members were informed the current market makes refunding good. Refinancing will not extend the payoff date but will lower annual payments. The expense of the refinancing process would be \$125,000 and would be included in the bond. The bond would be for \$2,490,000. A bond ordinance must be in place for the process of refinancing to take place. Brian Garrison questioned what the payments would be and was told we would save \$275,000 over the lifetime of the bond. Richard Traeger questioned if the ordinance was passed, would we have to sign to move forward. It was explained the signature of Mayor Strasser and the clerk would be required in order to sell. Everyone must agree. Carolyn Pearson questioned Brock for a recommendation. Brock Dawson, city attorney, stated he felt it was good for the city but cautioned if any member of the council was uncomfortable; it could be done in two readings. John Julien reminded the council interest rates could go up but he did not feel that was going to happen immediately. Brian Garrison stated he did not feel comfortable passing the ordinance due to not having access to the 73 page ordinance prior to this meeting. Leanne explained she had assumed the ordinance sent to her would have been the usual 2 to 3 pages and therefore did not put this in their packets. Richard Traeger made the motion to approve 2015-3 Ordinance for Water Bond Refinancing on first reading only. Second by Carolyn Pearson. Motion carried. (5-0)

NEW BUSINESS:

Department Head Reports:

Street: Aaron Lyons stated his department had continued working on alleys with grading and stone. They had also worked on East Main where water gathers. Plantings are done at the parks. Brian Garrison wanted to know what Aaron planned to do with the swinging bridge. Aaron stated his men will be replacing boards soon. Nelson Smith wanted to know if there would be a summer program and Aaron said he was not aware of plans for one.

Community Development: Kevin Kologinsky gave a written report and reported on some highlights. Floodgates and Interurban have both received environment clearance. There is a possibility we might postpone Interurban and Gateway II. INDOT has notified communities they are running short on grant funds to distribute and if we agree to wait one year or more, the grants that would have been 80/20 will become 100% reimbursable. Freedom Bridge needs some landscape replaced. Facades down town will be finished in August. Opera House is proceeding great. Owner Occupied Housing has a few issues to

clear up on phase I. Downtown lofts will be done this fall. There have been 23 applicants and 22 are from Delphi with 1 from Lafayette. Carolyn Pearson fears the ones interested will be moving from Delphi rentals and moving to new. This could hurt the owners that have been invested in our community. Kevin does not feel this is an issue. This facility will not be cheaper than present rental properties. Brian Garrison stated some of our rental properties are in need of repairs and we do not have any way of helping the owners and if they lose renters to the new building it will place more hardship on the owners of rental properties. Kevin stated we need to enforce ordinances. It is possible we need to look at taking down some of these old properties and build new. Maybe it would be possible to offer tax abatements to these owners. Kevin stated the city will have to find a way to give incentives to property owners. An inquiry was made as to how much money the city would save if they postponed the Interurban and Gateway II. Mayor Strasser responded we would see a savings of \$400,000.

Wastewater: Dick VanSickle distributed a written report to the council members. Dick informed the council the laterals for wastewater with Stellar finished today. F&K did 6 laterals outside of the buildings and Accu Dig did 4 that were taken into buildings. John Bennett questioned if we were doing water lines at the same time. He was informed that would be done with a different contractor, Milestone, and will start soon.

Police: Steve Mullin distributed a written report and told the council Memorial weekend went well. Letters will be sent to violators of old vehicles as well as yard mowing. The dangerous dog ordinance has been used two times and the first time just 30 minutes after passage. The dare program has been completed this school year and next year Carroll will have their own program.

Water: Craig Myers reported 34.3 million gallons of water had been pumped. There had been 3 water leaks. The consumer report is done and ready to mail to residents. F&K will begin working on the section of road from Union to stop light tomorrow. Peerless Well will start next week on nitrate tests on the new well field. Jeff Watson wanted to know when well #6 will be working. Craig stated he is waiting on IDEM, the pump is set and it will not take long to set lines to the service area.


Attorney: Mr. Dawson was congratulated on the new 5 lb. 1 oz. addition to his family. Brock reported on the home on 315 N. Union St. owned by James Griffith. The grant will pay \$15,000 plus \$1,000 for paperwork. The home needs to be torn down and Brock thinks that could be done for \$10,000. The garage is in good shape and could be left standing. The council needs to decide what to offer Mr. Griffith. There are back taxes on the property and that would be settled for at the closing table and come out of Mr. Griffith's money. There might be around \$1,800 in back taxes. The grant was for 18 months and we were awarded the grant 6 months ago. Richard Traeger feels we must have more information before we can agree on an amount to offer Mr. Griffith. The City of Delphi will be signing this property over to HABITAT when the process is completed. John Bennett made a motion to offer Mr. Griffith \$3,000 for the property. Carolyn Pearson feels we should take Mr. Griffith to the court house and see if we can get the taxes reduced. John Bennett rescinded his motion. Kevin will look into the taxes and Brock will check for any other liens and report back to the next council meeting. The property on 615 E. Franklin had been in foreclosure but the bank dismissed the foreclosure. A debt collection agency has a lien on the property. The property owners must give permission to the agency before they can communicate with Brock.

Charles Marchand, Commander of American Legion Post in Delphi, addressed the council and stated the Legion Post is very interested in the former family service building on the new highway. Mr. Marchand had conversations with Rep. Don Lehy and found this property had been turned over to Delphi. Mr. Marchand was told if the city was not going to use the building, the state would put it up for bid. Mr. Marchand would like to know what the city is going to do with the building. Mayor Strasser stated he had conversations with Jim Earl but we do not have any documentation the building is ours. Mayor Strasser will contact Indianapolis again and check on the status of the building. Richard Traeger stated we need to find out and to his knowledge, we had not heard anything since last fall. Mayor Strasser noted he is waiting on documents from the state.


The owners of Calico Plus were present for the meeting and voiced their concern over a lack of ordinance enforcement, specifically fire protection. Mt. Vernon lost ½ block of their downtown after restoration through Stellar. Delphi adopted fire codes in 1973. Mayor Strasser said we have had the state come in and inspect and it is expensive. Richard Traeger stated we are one of the few counties that do not have code enforcement. Training is a must and we need to make a plan and realize we can start small.


Mike Shockley wanted to know if the city had plans for the building on Washington St., at one time the old locker plant. Brock Dawson stated he had sent a letter to the owners to attend the BOW meeting on the 18th of May and they did not attend or respond. They had stated their plans to rehab but at this time, nothing has happened. There is a long process to follow if owners are working with the city. Kevin stated if we go to condemnation, the city pays and then a lien is placed on the property with no way to collect. Brock Dawson will contact the owners again.

Meeting adjourned at 8:15 PM

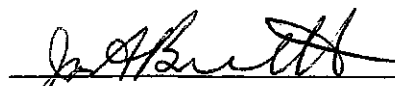

Mayor Randy Strasser

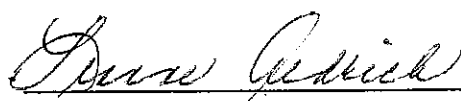

Richard Traeger, President


Carolyn Pearson


Brian Garrison

Nelson Smith


John Bennett


Leanne Aldrich, Attest

COMMON COUNCIL

JULY 6, 2015

7:00 P.M.

The meeting was called to order by Mayor Randy Strasser. The pledge of allegiance to the flag was given by all present.

Board members present were: Brian Garrison, Richard Traeger, Carolyn Pearson and John Bennett.

Minutes from the meeting held on June 1st, 2015 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by John Bennett. Motion carried. (4-0)

OLD BUSINESS:

Jacob McCellam of Bose McKinney, addressed the council for the second reading of the ordinance for the refinancing of the 2000 water bond. The interest rate could range from 2% to a rate not to exceed 6.25%. At the present time, the 2000 water bond is at 4.75%. Their hope is to be able to price in the next couple of weeks and able to close in August. Tyler Blake of Umbaugh, our financial advisors, noted we will be saving \$11,000 per year if we obtain the right interest rate. That would mean a total savings of \$293,000 would be possible. Richard Traeger made the motion to approve Ordinance 2015-3 Water Bond Refinancing on second reading. Second by John Bennett. Motion carries. (4-0)

NEW BUSINESS:

Chris Newman, former park board member and at present volunteer, brought a written report and stated her evaluation of the park and street department as well as her recommendations. The purpose of her evaluation is to make the park department more effective as well as save the taxpayers' money. Considering the park department has 2 full time employees and 1 part time worker, the need for a supervisor and a foreman is not needed. The park department is busy during the summer mowing season but very little demand is placed on the park department during the winter season. Restructuring the employees would produce a savings. The park department is mowing the canal center, stone barn, cemetery, and water well fields. If these areas were eliminated from the park schedule, the mowing of city parks would be easy to accomplish and with less help. Mrs. Newman did not feel city employees should be used to mow outside of city property. Mrs. Newman stressed the report she had prepared was not expected to be acted on but she did realize we were approaching budget time and felt all this information she compiled could be useful to the council members. Carolyn Pearson thanked Mrs. Newman for the time she spent on her evaluation. Carolyn also noted her appreciation of Mrs. Newman's continued volunteer work at the park and is pleased with her volunteer efforts with the plantings around the city building.

Shawn Cain of KIRPC announced OCRA has announced available money for both the Opera House and the Façade Project. This money comes from other communities that did not use all of their funds and therefore can come to the City of Delphi. The Opera House will receive \$65,000 dollars and no match

from the city. The Facades will receive \$140,000 with no match from the city. The Opera had a budget of 4.275 million and at the present time is \$22,000 over budget.

Anita Weiriling stated this extra money is a wonderful gift. One of the items, indoor shutters originally used to darken the room, can now be purchased.

Richard Traeger made the motion to approve Resolution 2015-1 Stellar Façade Modification in the amount of \$140,000. Second by John Bennett. Motion carried. (4-0)

Carolyn Pearson made the motion to approve Resolution 2015-2 Stellar Opera Modification in the amount of \$65,000. Second by John Bennett. Motion carried. (4-0)

Laura Walls of Economic Development brought a new contract for the city. Our current contract expires on 7/15/2015. The new contract is population based and a rate of \$10.50 per person and our rate will remain the same as the last four years. Laura noted the addition of New Can to our operating businesses. REMC will be moving to the HHH Industrial Park. Another project is looking at 2 five acre lots. Mayor Strasser has been working with Laura and a company planning on purchasing the P&R property. Governor Pence is working with regional cities to entice young, educated individuals back to Indiana. Lafayette is applying and will need to reach out to other communities to join in their effort. Delphi would like to be able to work with Lafayette in this process.

Carolyn Pearson made the motion to approve the amount of \$30,335 toward the budget of Economic Development. Second by John Bennett. Motion carried. (4-0)

Richard Traeger made the motion to approve the four year contract with Economic Development from, 7/2015 to 7/2019. Second by John Bennett. Motion carried. (4-0)

Mayor Strasser noted the three appointed to the EDC board are: Bonnie Maxwell, Richard Traeger and Joe Mayfield.

DEPARTMENT HEAD REPORTS:

Aaron Lyons reported his department had been kept busy with minor flooding. There is an issue with the septic tank at the park. Aaron noted he would like an ordinance addressing the issue with people jumping off the suspension bridge. If signs are put up to stop this practice, they will be unenforceable by the police department due to no ordinance on the books. Even with high water, this has continued to be an issue. Richard Traeger agreed with Aaron as well as other council members. It was decided that Brock Dawson will draw up an ordinance and bring back to the council. Richard Traeger thanked Aaron and his men for quick response and clean up of down trees from the last storm.

Craig Myers reported the repair of 4 water leaks. There had been issue with wells due to power outages. Allen George is working on service lines along with Milestone working and F&K is coming back to finish some little items.

Kevin Kologinsky, Community Development, reported on the following grants:

Opera House and Facades to receive extra funds.

Interurban Trail has been offered to INDOT as a postponed project. The appraisal has been done on the Logsdon property by the Little League Park and 2 other small parcels and an offer has been made.

Owner Occupied Housing is waiting on IHCD to clear phase I and paperwork has changed and a new application will be needed for phase II.

John Bennett questioned about the utilities in the alley behind the Opera House. Mayor Strasser noted the alleys will be addressed as our work continues downtown.

John Bennett questioned the situation with blight homes. Kevin stated he is trying to work with the bank on the Franklin St. property and has continued to work with Mr. Griffith clearing up ownership. Brock Dawson suggested an offer should be given to the bank for the Franklin St. property for \$6,000 dollars. Carolyn Pearson made the motion to offer \$6,000 for the property located at 615 E. Franklin St. Second by John Bennett. Motion carried. (4-0) Kevin stated Mr. Griffith has paper work to show ownership but the recorder's office shows the owner to be Silver Sparks Property. There is \$1,700 dollars in back taxes for the property on Union St. The council agreed more information is needed and then an offer can be made to Mr. Griffith.

Dick VanSickle reported the high water situation at the plant. One of the pumps is in the repair shop. There has not been any water out of the manholes on Water St. A small, correctable problem developed on Mill St. For the first time, there have been no lost solids at the plant.

Steve Mullin gave council members a written report. Steve also noted there are issues with issuing parking tickets with downtown construction but this is a no win situation for his department. If they do not write tickets, business owners complain and if tickets are written, there are complaints.

Darrell Sterrett reported their specs for a new fire truck is going to bid and the bid award will be on the 30th of July.

Krista Watson, Delphi Chamber, questioned if water and trash removal for the Old Settlers Celebration will be handled as in the past. Mayor Strasser assured it will be done.

Mrs. Watson questioned if there was a conflict of interest with Richard Traeger serving on the board for EDC. Mayor Strasser stated no money is involved and therefore a conflict does not exist.

Larry Jenkins questioned if Mayor Strasser has been in touch with INDOT concerning the building previously owned by Family Services. The Legion is interested in this building. Mayor Strasser stated he does not have any update to offer.

Anita Weiriling extended an invitation to anyone who has not been through the Opera House is welcome to come through Thursday evening at 6 PM or call her if there is a better date and time to take the tour.

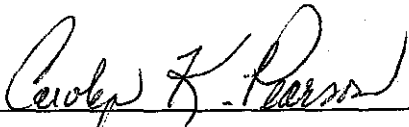
Meeting adjourned



Mayor Randy Strasser



Richard Traeger, President



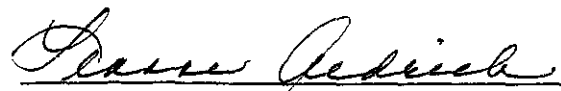
Carolyn Pearson



Brian Garrison



John Bennett



Leanne Aldrich, Attest

COMMON COUNCIL

AUGUST 3, 2015

7:00 P.M.

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

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

Minutes from the meeting held on July 6, 2015, were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Seconded by Richard Traeger. Motion carried (4-0).

OLD BUSINESS:

An Ordinance to Amend the Bond: John Julian explained that our rating dropped to an A-, but insurance could be picked up which would not change our rate from an A-, but it would give us better rates on interest. John Julian recommended they purchase the insurance which would allow us to have the better rate. Richard Traeger made the motion to pass the ordinance on first reading which would be number Ordinance 2015-15. Seconded by Carolyn Pearson. Motion carried (4-0). Carolyn Pearson made the motion to suspend the rules and pass the ordinance on second reading. Richard Traeger seconded the motion. Brian Garrison questioned suspending the rules. Brock Dawson stated it is permissible when in a case like urgency involving time or money exists. Motion carried (4-0). Carolyn Pearson made the motion to approve 2015-15 on second reading. Seconded by John Bennett. Motion carried (4-0).

NEW BUSINESS:

The Fire Territory brought a proposed Purchase Agreement for the department. The Fire Territory has an advisory board which consists of the mayor and three trustees. At this time, they would like to be able to change their Purchase Agreement to the advisory board being responsible. Carolyn Pearson questioned Brock Dawson in reference to the Purchase Agreement. Because Brock was not involved in the creation of this agreement, Brock said he made some notes and needs to work on this a little bit before the Council votes on this. Shane Evans, who had worked on the Purchase Agreement, the City would still be the provider unit again, but purchases would be the Fire Territory responsibility. This item was tabled for further discussion at a later date.

George Mears appeared before the Council requesting a resolution on the Wabash Corridor Road. The Wabash Corridor Road will come from Bicycle Bridge Road to Franklin to Washington

to Adams to Carrollton Road. Signs will be put along the road with history of river and towns. Mr. Mears is not asking for any money just approval for the declaration. Mr. Mears will work with Aaron Lyons on placing the signs. Dale Seward questioned if we would give up control of the city streets. Mr. Mears advised that was not so. Carolyn Pearson made the motion to approve the resolution for the Wabash Corridor Road. Seconded by Brian Garrison. Motion carried (4-0).

Shawn Evans informed the Council he has been going through some of our ordinances and he felt the ordinance we were following for weeds was not appropriate. Grass was not listed and the height of grass should be listed. He has checked the Indiana Code on what needs to be done in the ordinance to address this issue and recommends the Council look at it. Shane noted the height of the grass as well as a department named being responsible. Brian Garrison thanked Shane for his time put in on this, and Carolyn Pearson stated the issue should be tabled until Brock Dawson, city attorney, looks at this and sees what is best to do. Brian Garrison, Richard Traeger and John Bennett agreed.

Interurban Trail:

Wayne Logsdon's former home laying along side of Deer Creek had an appraisal for \$7,100.00. We need to purchase this property in order to make the improvements on the interurban bed. This make improvements from Wabash to Hamilton to the interurban bed of a foot in height and width. Brian Garrison stated he thought this had been discussed previously and it was decided not to purchase the property. Dale Seward, guest, stated a deed had been recorded to the City. Carolyn Pearson questioned the fact that trees had been harvested on this property. Brian Garrison noted he had just texted John Ragan, President of Delphi Little League. John Ragan had stated that was done and he was just waiting on a check from the City. John Bennett also questioned how one-fourth of an acre could cost \$7,100.00. Mayor Strasser said this process has been delayed, and we need to act on it. Leanne questioned Brock Dawson for advice as she felt uncomfortable moving forward on this with her office issuing a check if the deed had already been recorded. Brock Dawson stated he was in agreement with Leanne, and first it should be checked to see if the deed was recorded. Brock advised he had not been involved in this process and not aware of a deed being recorded. Carolyn Pearson questioned if we knew we were going to have to buy this land when Little League purchased it from the Logsdon family. Mayor Strasser said it was in the grant. Tom Gray, guest, stated who made the offer and questioned if it was approved by the Council. Richard Traeger thinks we need to move forward, but Brian Garrison stated he hasn't even seen the plan for the Interurban Trail. Richard Traeger made the motion for the approval if Brock Dawson checks on the deed situation and it is legal to write a check. Brian Garrison stated he likes the idea of the trail, but doesn't think not buying the Logsdon property will break the grant. Carolyn Pearson sees both sides and thinks we spent a lot of money on engineering, but stated the land is in a flood plain. Kevin Kologinsky noted this trail connects to Washington Street safe routes, and the trail would continue eastward to where two parks are connected and could also go in the opposite

direction to Arby's trails. Mayor Strasser questioned if you table this, you have the possibility of losing the grant due to time extension, but what other information do you need? Brock stated he would feel more comfortable with a signed purchase offer approved by the Council. Carolyn Pearson moved to second the motion previously made by Richard Traeger. There were three ayes consisting of Richard Traeger, Carolyn Pearson and John Bennett. There was one nay by Brian Garrison.

Department Reports:

Community Development: Kevin Kologinsky gave the council members a written report.

Street Department: Aaron Lyons reported the annex had dried out and had been reseeded. There are issues with the septic tank in Riley Park. They have worked on stump and tree work, and the City building metal work has been done.

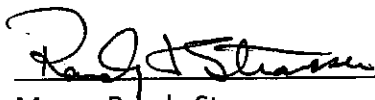
Police: Steve Mullin gave council members a written report and stated the parking issue continues to be a problem.

Wastewater: Dick VanSickle reported Yardberry had done some preliminary work. The alley behind the Opera House had been repaired by Accu-Dig. Dick stated three lateral lines at the Court House had been found and repaired.

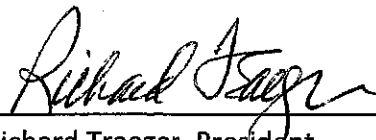
Water: Craig Myers notes three water leaks had been fixed. Peerless is testing, pumping and checking at the new well field for nitrate levels.

Mayor Strasser stated we can have a first reading necessary on the issue from jumpers off the bridge and swinging bridge. Mayor Strasser noted the 2015-3 ^{ordinance} resolution would give the police authority to enforce the fact no one should be jumping from the bridge(s). Carolyn Pearson made the motion 2015-3 on first reading. Seconded by John Bennett (4-0). Mayor Strasser noted signs will be placed after the second reading in September's meeting.

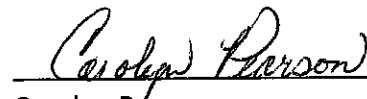
Meeting was adjourned at 9:10 P.M.



Mayor Randy Strasser



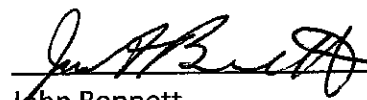
Richard Traeger, President



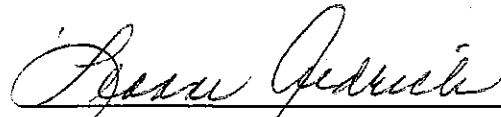
Carolyn Pearson



Brian Garrison



John Bennett



Leanne Aldrich, Attest

COMMON COUNCIL
SEPTEMBER 8, 2015
7:00 P.M.

Mayor Strasser was ill and unable to attend. Richard Traeger, President of the Council opened the meeting for business.

Roll call was given. Richard Traeger, Carolyn Pearson, Brian Garrison and John Bennett were present for the meeting.

Minutes from the meeting held on the 3rd of August of 2015 were presented for approval. Carolyn Pearson made the motion to approve the minutes. Second by John Bennett. Motion carried. (4-0)

OLD BUSINESS:

Richard Traeger opened the discussion on Interurban Trail. Cory Whitesall and Brian Puller of HWC, Ben Hinshaw of 1st Group were present. Cory reported the additional problems with the floodplain have made it more difficult to work on this project. Last spring HWC came back to the BOW and got approval to move the area. This move was approved on the 21st of April. Brian Garrison questioned why the decision to move the levee was made and the council was not made aware of this. Brian asked both Carolyn and Richard if they knew the levee bed was being moved. Neither could confirm. Cory explained when the route changed this decision was made. This is an 80/20 grant so the \$7,100 payment to Little League will only cost the city \$1,420. Brian Garrison noted the council was told at the last meeting the land had to be bought or we would lose the grant. Brian Garrison stated the council did not vote to purchase this land when offered by the Logsdon family. The council voted no and felt Little League could purchase the property. Brian questioned why this process continued after the council had determined they did not want to purchase the property. Brian stated he had finally seen the drawings for the Interurban Trail and likes the way it looks but disagrees with the way this process has been handled. Cory did explain with all the setbacks and delays, the group got in a hurry and a mistake was made with the deed. Brian questioned Cory if the trail could work without the purchase of the Logsdon plot and Cory noted it could be done. John Bennett questioned Brock Dawson, city attorney if all legal issues were satisfied and Brock confirmed everything was good. Carolyn Pearson realizes this could help the neighborhood with flood issues and feels we've gone too far to throw it all away. Carolyn Pearson made the motion to purchase the land from Little League in the amount of \$7,100. Second by John Bennett. Richard Traeger asks for more questions or discussion. Derek Ginny, Little League President, stated they are mowing the property. He also stated the city had nothing to do with the sale and removal of trees. John Bennett wanted a clarification on if it was a levee or bed. This was once a bed for the old interurban train but has served as a levee for the homes in this area. John Bennett questioned the height and width of the trail. The trail will be 6 to 8 feet wide with asphalt on the top walking surface. A vote was taken at this time. Carolyn Pearson, Richard Traeger and John Bennett voted ayes. Brian Garrison voted nay.

Brock Dawson, city attorney, reminded the council a second reading was needed on the ordinance for jumping from the bridges in the city. Carolyn Pearson made the motion to pass 2015-3 Bridge Jumping on second reading. Second by John Bennett. Motion carried. (4-0)

Shane Evans made some changes in the obnoxious weed ordinance and offered it to the council members. Members stated they will review and table to the next meeting.

Department Reports:

Street: Aaron Lyons reported his department had been busy with tree removal and the storm line on Wabash St. The septic system for the scout cabin at Riley Park will have to be replaced with a grinder due to being in the flood plain and this has been approved by BOW members.

Water: Craig Myers reported his department had worked on 9 water leaks. All water lines are in place by Milestone. Test results are back on the possible wells on the Cole property. This site will have to be abandoned and will look for another site due to the high nitrate test results.

Wastewater: Dick VanSickle stated work continues on the leaking on Armory Rd. Work is being done at the plant. A written report was given to the council members.

Police: Steve Mullin gave a written report on police activities and stated the parking downtown remains a constant problem increased by the construction downtown. The Bacon Fest hosted around 10,000 guests with no major issues. Steve noted Sgt. McCain participated in a race at Rossville and came in 2nd.

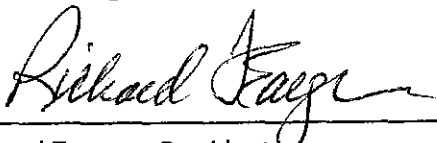
Fire: Darrell Sterrett stated a contract had been signed for the new fire truck. Three hundred twenty days must be allowed for build time. Carolyn requested that Darrell explain how the truck will be paid for.

Darrell stated Carroll County Redevelopment Commission has generously donated \$200,000 towards the cost of the truck. \$44,200 will be applied from this year's budget and the balance will be included in the budget for 2016.


Community Development: Kevin Kologinsky stated 3 projects will be closing up next month. Facades, Opera House and the loft apartments are scheduled to finish in September or early October. John Bennett asked for information on the trail going up south hill. John wanted to know details. Cory Whitesall explained it will be 8 feet wide and closer to the road.

Clerk: Leanne Aldrich gave each council member a spread sheet and information sheet on the financial information on the Façade Project. City cost is higher than originally planned for.

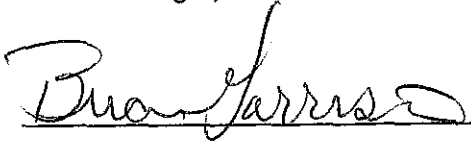
Richard Traeger stated if there was no further business before the council, the meeting will adjourn.



Richard Traeger, President



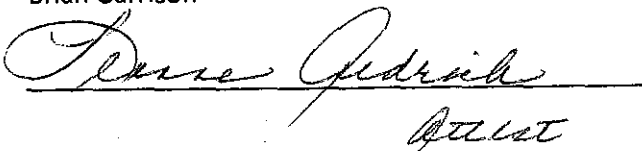
Carolyn Pearson



Brian Garrison



John Bennett


Aldrich

COMMON COUNCIL

OCTOBER 5, 2015

7:00 P.M.

Mayor Randy Strasser opened the meeting for business and led council members and guests in the pledge of allegiance to the flag.

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

Minutes from the meeting held in September were presented for approval. It was noted in the last paragraph with Fire Territory a correction had been made from TIF to Redevelopment. Carolyn Pearson made the motion to approve the minutes from September 8th as presented. Second by John Bennett. Motion carried (4-0).

OLD BUSINESS:

The 2016 budget was presented. Mayor Strasser asked if there were any questions or concerns. It is labeled 2016-6 ordinance. Carolyn Pearson made the motion to approve Ordinance 2016-6 Budget. Second by Richard Traeger. Motion carried (4-0). Carolyn Pearson made the motion to suspend rules and to pass Ordinance 2016-6 Budget on second reading. Motion was seconded by John Bennet and carried (4-0). Carolyn Pearson made the motion to approve Ordinance 2016-6 Budget on second and final reading. Second by John Bennet. Motion carried (4-0).

NEW BUSINESS:

Hours for Halloween were discussed. It was determined Halloween would be observed on Saturday, the 31st. Carolyn made the motion for it to be approved on Saturday, the 31st, from 5:30 to 8:30. Second by Brian Garrison. Motion carried (4-0).

Brian Garrison noted he had received a letter from his district, and they had sent him a model of a pit bull ordinance. Brian stated he sees both sides and realizes there is a problem, but does not feel comfortable with preventing a specific breed. We had just passed Ordinance 2015-2 and changed the wording. Brian said he simply brought it to light due to the recent pit bull attack and because he had had a letter from his district.

The Mayor asked for Department reports.

Street: Aaron Lyons reported they had been busy doing asphalt patching and working with dead trees. He ordered material for the Franklin Street storm line and reported work had been done on the repair of the bathroom in the City Building. The leaf season will start in probably in two weeks. John Bennett questioned what was going on with the septic at Riley Park. Aaron

noted parts for a grinder had been ordered. John wanted to know if we extended the storm line behind the Opera House alley. Aaron said he was not aware and the Mayor said he was not aware of any extra work to be done.

Wastewater: Dick VanSickle reported that Maddox Construction redid a vacuum clarifier on the skimmer trough. The effluent line is close to being done and they will tie in to the plant on Tuesday or Wednesday. They are putting down straw and seed and they had televised to the fourth manhole. John Bennett wanted to know if there was a problem on Armory Road and Dick replied wiring had been done and both pumps are running. Dick said he has more of a problem with the lift station on Market Street due to the rag issue than Armory Road.

Water: Craig Myers reported they had processed 33,000,000 gallons of water. Five leaks had been repaired and a new water main had been installed and was serviceable.

Police – Steven Mullin, Chief of Police, reported on Saturday, the 25th, Sergeant McCain had a man with a hatchet threatening to kill someone. Sergeant McCain was able to handle the situation without any incident and should be commended for it. They held a practice at the school with the state and county regarding working on keeping kids safe. John Bennett asked if our ordinance is working concerning dogs and Steve said, "So far so good." Steve also does not want to target by breed.


Community Development – Kevin Kologinsky noted on October 15th bids on floodgate and the pump station will be received. On December 9th the letting of bids on the Interurban Trail will be held. Facades update shows Kemma has moved out and they're working on a punch list with KJG. The Opera House is looking for money for alley work. Mayor Strasser reported on the second stage of Owner Occupied Housing, K-IRPC will not participate. Mayor Strasser stated there are several other good companies that specialize in this. One example is Star Development and another one is out of Indianapolis and Fort Wayne. We will have to go through qualifications in order to determine who will take care of our second stage. On the 23rd of October, Kevin noted there will be an open house on the loft apartments. Two busloads of people are expected to attend a viewing of our Stellar projects. Ninety people are expected and will meet at the Canal Center and be brought by trolley to the downtown area. They will look at the Stellar projects, the trails and the streetscapes as well as the apartments and the Opera House. Corey Whitesell and Kevin Kologinsky will be doing the tours.

Fire Department – Darrell Sterrett, Fire Chief, noted this was fire prevention week. James Bishop and Darrell will be going to South Dakota for a precon on the new truck that has been ordered. Another 270 days will probably produce a delivery of the truck. The Territory Board was asked to move on the next stage of the building plan and Darrell wants approval. There is a meeting next week to look at the budget and money for 2016 for planning. The results of the ISO study shows we have done much better. Hopefully this will translate in to insurance savings

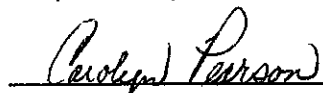
for the community. Carolyn Pearson questioned how do residents handle this with their insurance companies. Darrell said these rates and tests are published and it lets insurance companies know. If they don't bring down the rates, the homeowners can contact their insurance carrier and request an adjustment.4004

Leanne reported on the Opera House grant. The previous meeting she had reported on facades grant with an update.

The meeting was then adjourned with no further business at 7:34 PM.



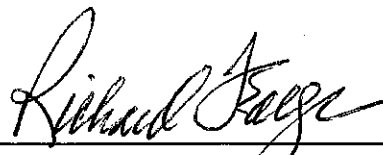
Mayor Randy Strasser



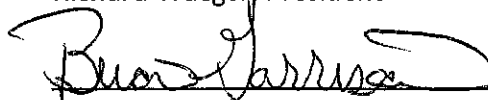
Carolyn Pearson



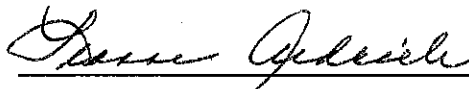
John Bennett



Richard Traegen, President



Brian Garrison



Leanne Aldrich, Attest

COMMON COUNCIL
NOVEMBER 2, 2015
7:00 P.M.

Mayor Randy Strasser opened the meeting for business and led council members and guests in the pledge of allegiance to the flag.

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

Minutes from the meeting held in October were presented for approval. Richard Traeger made the motion to approve the minutes as presented. Second by Brian Garrison. Motion carried. (4-0).

NEW BUSINESS:

Mayor Strasser announced on the 16th there would be a Stellar Update meeting at 6:00 at the City Building in the Council Room. He noted he would like all Council members present.

OLD BUSINESS:

2015-6 Elected Officials Wages – Carolyn Pearson made the motion to approve 2015-6 Elected Officials Wages on first reading. Second by Richard Traeger. Motion carried. (4-0)
Carolyn Pearson made the motion to suspend the rules on 2015-6. Richard Traeger second. Motion carried. (4-0) Carolyn Pearson made the motion to approve 2015-6 on second reading. Second by Richard Traeger. Motion carried. (4-0)

Ordinance 2015-7 Wages for Employees – Richard Traeger made the motion to approve 2015-7 on first reading. Second by Carolyn Pearson. Motion carried. (4-0) Richard Traeger made the motion to suspend the rules on 2015-7. Second by Carolyn Pearson. Motion carried. (4-0) Richard Traeger made the motion to approve 2015-7 Wages for Employees on second reading. Second by Carolyn Pearson. Motion carried. (4-0)

Mike Turchi from BF&S proceeded with their report on the flood gate project. He said this has been kind of in the works since 2001, but we have been working on this version since 2010. In 2014 we acquired land for the flood gate project. To maintain the area upside of the levee and protect so it does not require flood insurance is the main goal. The levee certification process has been started and needs to be done. Otherwise, people may have to buy flood insurance. There are steps to do contract documentation, permits have to be finalized and this is all going to take us from the middle to the end of November. \$173, 802 will be our funds. There were 3 bids and they were higher than anticipated. There is an additional \$410,000 needed to do the project. Brian Garrison questioned why it was higher. How did we come up with \$173,802?

Mike said that goes back to the 2014 budget. Brian Garrison questioned again how did we go from \$173 to \$410. Mike said that happens because over a period of time prices change and the bids were all higher than the estimates. Our ending cost in order to do this will be \$583,927. Brian questioned what are we getting out of this grant? Mike noted we are getting two new flap gates in the Wabash & Erie Canal. There will also be twin pipes carrying canal excess water under the levy. Main gates will be worked on. Platforms will be built around them. It will also include a pump station. Mayor Strasser noted the first time the grant ran out of time. Brian Garrison said he hasn't seen anything yet that the State says what we must do. Mayor Strasser explained FEMA is the driving force behind what we are required to do. Brian Garrison does not think FEMA is telling us what to do, and why do we have to do it by the 16th? The grant will expire and 1.6 million dollars is on the line. If we don't continue the grant even though we're paying a higher cost, we will have to pay for it all out of City funds so it makes sense to use the grant funds.

Dan McCain noted the flood protection takes care of the canal's buildings and operating the canal boat. When there has been flood water, they have lost the use of the canal boat and revenue. Steve Gray, who is the Treasurer of the Canal Association, noted it had made an economic pressure on the Canal. Carolyn Pearson questioned what savings Mike would possibly be able to get out of re-scoping his requirements for the project. Maybe \$75 to \$150,000, maybe 5 to 10%, but feels cuts can be made without affecting the total project. So our total costs would end up being \$583,927. Leanne questioned when we needed the money and when to release the funds and if the funds would be released in December. If so, we need a resolution and where the money is coming from. Brian Garrison questioned who this helped the most, the Canal area or the downtown? In 2008, Randy had said we would just need to replace the gates and now here we are with a 1.6 million dollar project. Mike Turchi told Brian he would get all the information he is wanting and have it to him at that special meeting. He will have it to him ahead of the meeting.

Richard Traeger proposed the Council allow him to act as the clearing point for the uses of the former Family Services Building. The State wants to sell it back to City and there are lots of people interested. Richard Traeger felt they could contact him and Council will entertain who would be the best fit for the building. Randy had contacted INDOT and there are some legal right of ways and federal highway easements involved. The Council agreed to let Richard Traeger act as the agent for the Family Services Building bringing final decision to Council for disposition of building.

DEPARTMENT HEAD REPORTS:

Street – Aaron informed the Council the septic was installed at Riley Cabin, but the electric work needs done yet. The storm line was done. They have been working on leaves. Aaron had been contacted by the railroad and informed of the dates and times the railroad crossings would be closed other than Union, Indiana and Wilson.

Wastewater - Dick VanSickle reported F&K and Mr. Manhole had done seven manholes for him and leveling around them. Accu-Dig worked on the alley manhole behind the Opera House and the Rock Shop replaced old brick structure.

Police – Steve Mullin reported it had been standard patrol for the month. The SRO has had good results at school. They did an event with the State, County and City on emergency procedures and it had gone well.

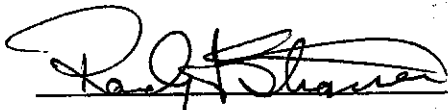
Water - Craig Myers had to replace two services lines. The base stations for the new readouts are installed and the antennas will be set in a couple of weeks. They will be set up with the Clerk's Office for the automatic reads.

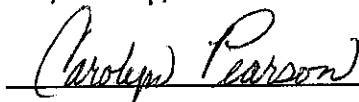
Community Development – Kevin Kologinsky explained on December 9th they would be letting the Interurban Trail. Owner Occupied Housing is still being cleaned up on Phase 1. We would like to do the selection on Phase 2 by the end of the year. Gateway 2 will be next year. Streetscapes will wrap up in a couple of weeks. Milestone will return in the early spring to do the final blacktopping.

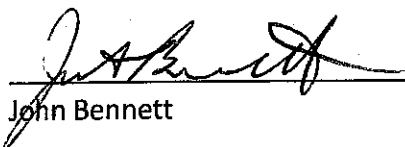
Fire Department – Darrell Sterrett noted Curtis Borden should receive recognition. He pursued a smoke detector grant and anyone in the community can call the Fire Department and they will install the fire detectors in their home at no cost. They have purchased their truck. They received funds from Redevelopment and it is in the bank. They will make a payment when the chassis is ready. They had a meeting with Tecton concerning the new building project and it looks very good.

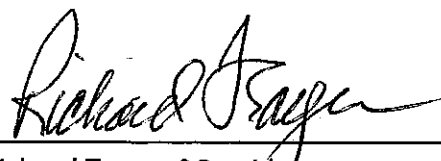
Mayor Strasser noted that elections were tomorrow and wanted the Council to know he is continuing to work on his transition list because whoever is going to be driving the bus after the election must have the knowledge of what is actually going on in the City.


The meeting adjourned at 8:30 PM.


Mayor Randy Strasser


Carolyn Pearson


John Bennett


Richard Traeger, President


Brian Garrison


Leanne Aldrich, Attest

COMMON COUNCIL
DECEMBER 7, 2015
7:00 PM

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

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

Minutes from the meeting held on November 2, 2015 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by John Bennett. Motion carried. (4-0)

OLD BUSINESS: Mayor Strasser discussed the status of Stellar projects. There are a few small items being worked on downtown and after that is accomplished the contractor will be done for this year on Washington St. After the first of the new year work may start on the storm drains on Franklin, Market and Main Street. On the South hill we might see clearing and installation of piling for the trail. Pre constructions meetings are not set up yet on Gateway II. John Bennett stated he might be confused but questioned how we do pilings when we have not had construction meetings. Mayor Strasser explained the process with first being the bids. After that, all information goes to the state and we have to wait to receive the notice to proceed. After that is received a preconstruction meeting is held. This meeting involves the City, the contractor and sub-contractors. The project can start with clearing and driving poles this winter. The time frame will not be known until the construction meeting is held.

NEW BUSINESS:

Indiana Bicentennial has a committee formed with Bonnie Maxwell as the chairperson. Bonnie explained Lee Hamilton and Becky Skillman are co-chairs. Lots of projects are in the works. Each County will receive a special flag to be displayed on the 11th of December which is the day Indian became a state in 1816. Fourteen projects are already approved. Camden will have a bicentennial park on 218 in the downtown area. Delphi Opera House will be doing a special project along with a documentary film of what James Whitcomb Riley meant to Indiana. A torch light run will start at Corydon and end at Indianapolis. This torch run will be through Carroll Co. on October 6th and we can have up to 20 people involved in carrying the torch. Purdue University is developing the torch. This Friday a proclamation will be read and the flag will be displayed for one year. Mayor Strasser read the proclamation.

Jane Miller, guest asked to be recognized with concerns. Jane wanted an explanation of a mechanic lien. Kevin Kologinsky and Mayor Strasser explained the legal points. In this case a sub-contractor has placed a mechanics lien on the contractor due to retainage money not being given to the sub-contractor. Mayor Strasser noted All Seasons Roofing was the agitated contractor. Jane Miller has concerns with this issue as it reflects on the Opera House. Jane also stated she wanted to be on record stating she feels the Comet reporter needs to be accurate and their personal opinions should be in an editorial only. Richard Traeger stated he had talked to All Seasons and once their retainage is received they will immediately release the lien.

DEPARTMENT HEADS:

Wastewater: Dick VanSickle gave a written report to the council members. The trees are being planted along the effluent line and a walk through will be this Wednesday at 1:00. Dick said the project looks good and is functioning great.

Street: Aaron Lyons did not give a written report. Aaron noted they are coming to an end of the leaf season. The storm line and curb work is done on Washington St. Salt has been ordered for this winter. The grinder at the city park is wired. Aaron noted the Opera House was going to do some additional work in the alley behind their building and Aaron would like to address this area and fix properly. Brian Garrison questioned where the money would come from and Aaron noted his budget would allow the additional work. The opera house will be paying \$2,300 for their work and Aaron stated the project he wants to do will fix that section of the alley correctly will cost \$11,600. Trish Mendel questioned the drainage situation and Aaron stated his runoff will go to Franklin. The Opera House has addressed this issue and with containment the rain water has been redirected to the front of their building. Brian Garrison thought we addressed this issue at a special meeting and determined we would not fix this area behind the opera house. Brian questioned Aaron why this is now suddenly coming up. Aaron stated he has lots of alleys in need of work and has wanted to work on but had been put off. Richard Traeger feels we need to rely on Aaron. Aaron reported the next alley he would address would be the alley by Ives law office.

Aaron presented the state approved holiday dates for the 2016 year. Carolyn Pearson made the motion to approve the holiday dates as presented. Second by Brian Garrison. Motion carried. (4-0)

Water: Craig Myers reported 3 water leaks had been repaired. A one-day training had been hosted by Delphi. The antennas have been installed for the new meter system.

Fire: Darrell Sterrett reported the resignation of Tim Oliver as an officer. Josh Disinger has been appointed to fill his station. Darrell stated he wanted to publically thank Dick VanSickle and Gerald Wamsher for bringing out equipment and helping with the accident resulting in a death. Wednesday night a joint meeting will be held with the council and the fire territory board to discuss the territory agreement and possible changes. Final specs for the body of the new fire truck is being addressed and should be delivered in July. John Bennett asked if a new approach off Union will be needed for the proposed new building. Darrell stated it will probably be needed but it is an unknown factor at this time.

Police: Steve Mullin gave the council members a written report. The new car for the police department has been ordered. Mayor Strasser stated he wanted to elaborate on Steve's report. There are lots of miscellaneous items not on the report. The night shifts see a lot of action. We are a safe community because of the men we have working for us. Mayor Strasser wants everyone to know we can still feel safe in Delphi. Mayor Strasser feels it is very important for the officers to know they are appreciated. Clerk: Leanne Aldrich reminded council members the special meeting for the additional appropriation will be held in the council room at 6:00 PM on the 21st of December. The amount of the additional is 1.7+ million. The swearing in ceremony for new and reelected city officials will be in the council room at 6:00 PM on the 28th of December.

Community Development: Kevin Kologinsky stated work is being done to receive the release of funds and we are waiting on IDEM for the Floodgate and Levee Projects.

The Interurban Trail will have a bid letting on 12-9-2015.

Freedom Bridge had new trees planted to replace the dead ones. We have been notified we could win a national award for Freedom Bridge for engineering.

Facades is almost done other than a few small details and one sign.

Gateway II is waiting on a notice to proceed from INDOT and should start this spring.

OOH is working on finding a grant administrator for the second phase.

Streetscapes has stopped work for now and will return this spring to finish.

Parking started with IHCD promising \$1,000,000 and quickly cutting back to \$500,000. We have proposed several ideas but nothing successful yet. This grant will expire at the end of the year. The first of the year this situation needs to be discussed with the Lt. Governor since basically IHCD went back on their word to Delphi and other cities of the Stellar Program. Trish Mendel questioned why we would have applied for a parking grant since Cory Whitesell of HWC stated we did not have a parking problem.

Kevin replied since we were involved with Stellar we would address parking as we feel there is always a need for parking.

At this time, Kevin informed everyone several years ago he had visited this area and had conversations with Anita Werling, Bonnie Maxwell, Dan McCain and Mayor Strasser. During the conversation with Mayor Strasser, Kevin saw the tears in his eyes as he discussed the City of Delphi and plans for the future of this community. This was the reason Kevin decided to move to this community and become involved. Kevin thanked Randy for everything he had done for the City of Delphi and residents.

Richard Traeger reported he had not received any calls from interested parties for the former Family Services building since he had offered to be point man for finding a new owner. Mayor Strasser stated there are several tracks of land that are involved in easements. These parcels came from the construction of the new highway. David McCain, Dan McCain, Kevin Kologinsky and Mayor Strasser went to INDOT to find information on the building. The state has first chance at the building and then goes to locals. It could be mid-February before they are ready to make any determinations. The Family Services building will be excess property surveyed off from the rest of the land. Mayor Strasser stated he was not happy with the editorial from our local newspaper. Mayor Strasser stated there has not been any negotiations with INDOT.

Jane Miller, lifelong resident of the area stated how thrilling it is to see the changes in Delphi. Jane feels the city looks fabulous and as a member of the Opera House Board and DPS Board it is exciting to show the town off. Jane thanked Kevin Kologinsky and Anita, outsiders, for bringing a vision to Delphi. Jane also thanked Mayor Strasser for helping to make that vision a reality

Anita Werling announced a celebration of achievement for Facades and Opera House will be this Thursday from 4 to 6 PM. There will be a ribbon cutting for both projects, tours and refreshments.

Mayor Randy Strasser reminded everyone this was his last council meeting. He wished good luck to the returning council as well as the new council members. Mayor Strasser extended his best wishes to the new mayor, Shane Evans. Mayor Strasser's final comment was: Good luck to all and God bless.

Meeting adjourned at 9:15 PM.

Mayor Randy Strasser

Carolyn Pearson

John Bennett

Richard Traeger, President

Brian Garrison

Leanne Aldrich, Attest