

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



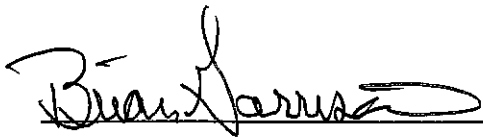
Mayor Randy Strasser



Richard Traeger, President




Carolyn Pearson



Brian Garrison

Nelson Smith



John Bennett



Leanne Aldrich, Attest