

COMMON COUNCIL

MAY 1, 2017

7:00 P.M.

FIRE STATION

Mayor Shane Evans opened the meeting and led all present in the pledge of allegiance to the flag.

Roll call was given and the following members were present: Carolyn Pearson, Brian Garrison, Dick Traeger, Dale Seward and Mike Shockley.

Minutes from the meeting held on April 3, 2017 were presented for approval. Carolyn Pearson offered amendments to the minutes: to include Kent's last name which is "Pharis" and amending completion to "Community Center". Carolyn Pearson made the motion to approve the minutes as amended. Second by Dale Seward. Motion carried. (5-0)

Department Head Reports: Dale Seward stated he would like the police car rotation plan before budget meetings begin.

Community Center Report: Mike Shockley reported that the official groundbreaking had occurred on April 28th and the building should be started by the next council meeting. Dick Traeger stated he did not know about the groundbreaking and questioned why email notification was not utilized. Dale Seward informed the council members he had started a Facebook page called "Delphi Community Center". Mike Shockley noted they will now concentrate on fund raising projects.

Ordinance 2017-4. *An Ordinance Vacating a Non-Exclusive Utility Easement Located in the City of Delphi, Carroll County, Indiana.* Property owners of 102 W. Main and 104 W. Main have reached an agreement on a right of entry and use for the easement with the aid of city attorney, Abigail Diener. Carolyn Pearson, Council President, made a motion to suspend the rules of procedure to allow passage of the ordinance on all three reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made the motion to pass Ordinance 2017-4 on first reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made a motion to pass Ordinance 2017-4 on second reading. Second by Richard Traeger. Motion carried. (5-0)

Carolyn Pearson made a motion to pass Ordinance 2017-4 on third and final reading. Second by Richard Traeger. Motion carried. (5-0)

Ordinance 2017-7. *Ordinance Amending Title VII, Chapter 76, Schedule I titled Parking Limitations.* This ordinance was introduced by Dale Seward. Councilman Seward explained the ordinance would create three more parking spaces on US 421 in front of the Office Tavern. Dale Seward made the motion to pass Ordinance 2017-7 on third and final reading. Second by Brian Garrison. Motion carried. (5-0)

Building Regulations: Mayor Evans stated he had submitted his proposal to the Council and asked for recommendations or suggestions wanted to amend his proposal. Richard Traeger noted he felt this

proposal was good for addressing the issue and needs. Carolyn Pearson questioned if Mr. Wagner would be enforcing our ordinance during the regular business hours when he is working for Carroll County. Mr. Wagner stated that would be a determination for the Area Plan Commission to make. Mayor Evans stated he would have a meeting with the Area Plan Commission on this issue.

Resolution 2017-3. *Resolution Encouraging the Indiana Department of Natural Resources to Transfer Property to Heartland Heritage, Inc., NICHES Land Trust and the City of Delphi.* Mayor Evans stated Mike Patty would like to use land for a softball complex in memory of the two girls. Mike Shockley questioned if this area in flood plain. Dale Seward asked if the city would be responsible for area once this or any other project was completed. Dale Seward stated he felt growth should be on the south side. Dale Seward questioned if the City of Delphi owns the Freedom Bridge. Mayor Evans stated we do not own this site now but will in the future. Debbie Lowe, Comet reporter, commented she had read the Mayor's report and seen where he had toured the former Family Services Building. Debbie Lowe questioned if the Mayor was interested in this building. Mayor Evans stated he would need answers before he could make a decision. Carolyn Pearson reminded the council members it was too early to make a determination for land use and at this time we need to make a decision if we are interested in having the land given to the City. Brian Garrison made the motion to approve Resolution 2017-3. Second by Richard Traeger. Motion carried. (4-1) Dale Seward opposed.

Resolution 2017-4. *A Resolution Initiating Proposal to Assign Zones to Areas with City without Zoning Designation.* During discussion, it was noted there were areas within city limits without zoning being assigned. Carolyn Pearson made the motion to pass Resolution 2017-4. Second by Dale Seward. Motion carried. (5-0)

Ordinance 2017-9. *Ordinance Amending Zoning Ordinance for 1420 N. US 421.* Steve Smith is the owner of this land located on US 421 across from the Soil Conservation office. Mayor Evans stated the Area Plan Commission offered a favorable recommendation for the rezoning of this property. Carolyn Pearson made a motion to pass Ordinance 2017-9 on first reading. Second by Dale Seward. Motion carried. (5-0)

Carolyn Pearson made the motion to suspend the rules of procedure to allow passage on second and third reading on the same day. Second by Dale Seward. Motion carried. (5-0)

Carolyn Pearson made the motion to pass Ordinance 2017-9 on second reading. Second by Dale Seward. Motion carried. (5-0)

Carolyn Pearson made a motion to pass Ordinance 2017-9 on third and final reading. Second by Dale Seward. Motion carried. (5-0)

Clerk-Treasurer Leanne Aldrich informed the council members she had issued two checks from the Riverboat Fund totaling \$20,448 through the BOW. The SBOA informed Leanne the claims can only be paid out of Riverboat if the Common Council appropriates money to do so. The BOW is unable to approve claims without appropriated funds. Carolyn Pearson made the motion to do whatever is necessary to rectify the situation. Leanne Informed the council members they do not have to do anything. SBOA knows of the issue and this will not be repeated in the future. A second to Carolyn Pearson's motion was made by Brian Garrison. Motion carried. (5-0)

Council Comments: Carolyn Pearson expressed her concern with the property on the corner of Main and Washington Street. Carolyn stated she had received several calls and agrees with the complaints made. A broken window, covered with plastic, could allow birds into the building is one of the issues. This building owner did not participate in the Façade Project. Jeff Watson offered his service to fix the window if entry to the property would be allowed by the owner. Mayor Evans stated he would contact the property owner.

Dale Seward asked for the status of the trash collection for residents of the Delmain Apartments. Mayor Evans reported he had sent a letter to the owner on the 21st of April and a follow up letter on the 1st of May. Ten days must be allowed from the date of the letter before a ticket could be issued. Mayor Evans has been in contact with the property manager and a request had been made to Advanced Disposal for pick-up. Brian Garrison inquired if there is an ordinance stating size per units.

Dale Seward asked for info on the Replogle property on N. High Street. Mayor Evans had sent one letter and also communicated with the owner and would reach out again. This is in reference to the run-down condition of a shed.

Public Comments: Debbie Lowe stated Delphi residents would be paying double for the Community Center if Deer Creek Township provides a contribution from their funds. Debbie asked for dates and locations for the fundraisers projects. Dale Seward stated the committee would be working on this at their next meeting on the 8th of May.

Carolyn Pearson wanted to know where the sign for the Community Center is now. Carolyn stated Mark and Trish Mendel had offered to produce a sign for the center but it was not in place on groundbreaking day. Mark Mendel, guest, stated he had to have the correct info for the sign and then he will make the sign.

Carolyn Pearson expressed her interest in an elevator for the council room on the second floor. Carolyn stated she felt one could be installed in the present fire department. The previous bid was for installing an elevator in the kitchen area and after an inspection by Tecton, it was determined it was not possible to do so. Dale Seward stated he would like to see at least two quotes. Carolyn stated the elevator is more fiscally sound than renovating the fire department for a council room.

With no further business, Richard Traeger made a motion to adjourn. Second by Brian Garrison. Motion carried. (5-0)

Meeting adjourned at 7:55 P.M.



Mayor Shane Evans



Carolyn Pearson, Council President



Brian Garrison

Brian Garrison

Richard Traeger

Richard Traeger

Dale Seward

Dale Seward

Mike Shockley

Mike Shockley

Leanne Aldrich

Leanne Aldrich, Attest

