

COMMON COUNCIL
August 2, 2021, 6:00 P.M.
COMMUNITY CENTER, 311 N. Washington Street

Mayor Werling called the meeting to order at 6:00 p.m. Those present rose for the pledge of allegiance.

Clerk-Treasurer Aldrich took the roll call:

Present were Gayle Conner, Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson were present.

Minutes from the meeting held on July 14, 2021 were presented for approval. Spencer Kingery moved to approve. Second by Cody Nelson. Without objection the minutes were approved.

Mayor Werling suspended the meeting at 6:01 p.m. and opened the Public Hearing on the Additional Appropriation request for \$200,000 from the General Fund for use in the construction of the Next Level Trails project for the Monon High Bridge Trail. There being no one present wishing to speak on the topic, the public hearing was adjourned at 6:01 p.m. and the council meeting resumed.

REPORTS

Mayor Werling reported that the Fire Territory Executive Board held a joint meeting with the Township Advisory Boards on June 23rd to review the 2022 budget as presented by Dan Dulin. The individual township boards approved the budget. The Executive Board met immediately following and also voted to approve the 2022 budget. The Executive Board met on July 28 and approved the transfer of the smoke truck to Erika Draper who is forming an NFP D.A.R.T. Domestic Animal Rescue Team. The trailer will be outfitted with cages and other equipment to allow the transport of multiple animals during events such as floods, fires, etc.

The Carroll County Transportation Committee held the first meeting on a long-range transportation plan for the county. Among the items I have asked the Committee to address is a truck route to divert traffic from Washington Street in the Courthouse area.

K-IRPC's Board of Governance met on July 29 and reviewed claims, grants currently being administered by the agency, along with Head Start programming and other agency initiatives.

Sandra Flora reported that the Area Plan Commission met on July 27th passing the proposed 2022 budget and approving the Pond View subdivision. 28 site visits were conducted; permits totaling \$24,553,613 in construction have been approved year-to-date collecting \$39,626 in fees.

Gayle Conner reported that the Delphi RDC received info on Residential TIF from Baker-Tilley and reviewed the development plan for the Burnbrae Farms.

Cody Nelson reported that the Northwest Solid Waste District met to approve the 2022 budget. Mailers are being prepared to send to residents about solid waste.

Without objection, department head reports were incorporated into the minutes by reference.

OTHER BUSINESS

Diane Coghill and Randy Cox addressed the Council with concerns about the 50% match that they paid to have a sidewalk installed in front of their residence at 213 E. North Street in 2019. They asked for reimbursement of part of expense since the city has paid 100% on sidewalk replacement on Wilson Street. Mayor Werling thanked them for expressing their concern and stated that the Council would take the matter under advisement and get back to them.

UNFINISHED BUSINESS

Mayor Werling reminded Council of the request from the Carroll County Senior and Family Services that \$25 per event be paid by the City out of rental fees for the Community Center to cover cleaning and supplies. The BOW agreed that \$50 per rental would be remitted by the City to CCSFS retroactive to July 1, 2021. Cody Nelson made a motion to approve the same arrangement. Second by Gayle Conner. Motion carried. (5-0)

NEW BUSINESS

Resolution 2021-7 for the Additional Appropriation of \$200,000 from the General Fund to the Next Level Trails project was presented. Mike Isley moved to approve. Second by Cody Nelson. Gayle Conner asked about the project costs for the Monon High Bridge Trail construction for the portions of the project that were deferred pointing out that the NLT grant had been approved by a previous Council with the understanding that the City would not have to put money into the project. Mayor Werling stated that the steep increase in construction costs were being felt across the board on all construction projects. With regard to the unfinished portions of the project, the city might be able to use the Street department to do some of the work and local funds to cover part of the project costs. Motion carried. (5-0)

Resolution 2021-8 was presented to authorize the transfer of funds as approved in Resolution 2021-7. Spencer Kingery moved to approve. Second by Sandy Flora. Motion carried. (5-0)

Proposed Ordinance 2021-11, *Two-hour parking on Union Street, East Side between Main and Alley* was presented for review by Mayor Werling stating that the change from all-day parking had been requested by the Fire Territory. Cody Nelson moved to pass Ordinance 2021-11 on first reading. Second by Sandy Flora. In the discussion that followed it was proposed to extend the 2-hour parking on the east side to Franklin Street for the businesses that operate in the quarter block. Mike Isley so moved to amend Ordinance 2021-11. Second by Gayle Conner. Motion to amend carried. (5-0) Motion to approve Ordinance 2021-11 on first reading as amended carried. (5-0) Gayle Conner moved to suspend the rules and pass Ordinance 2021-11 on second and third readings. Second by Spencer Kingery. Motion carried. (5-0) Cody Nelson moved to pass Ordinance 2021-11 as amended on second reading. Second by Spencer Kingery. Motion carried. (5-0) Cody Nelson moved to pass Ordinance 2021-11 as amended on third and final reading. Second by Mike Isley. Motion carried. (5-0)

Mayor Werling asked the Council if the previously proposed date for the second budget work session of Monday, August 9 at 6:00 p.m. was still acceptable. By consensus this date was set. A public hearing for the OCRA Drinking Water project would be scheduled for that same evening.

BUDGET WORK SESSION

Mayor Werling indicated that the proposed budget, financial reports for 2020 revenue and projected 2022 revenues, fund and appropriation reports through June 2021 were included in the packet sent out before the meeting. Also included was a document laying out future initiatives and areas that the Mayor sees as priorities for the 2022 budget.

Strategies

- Growth
 - Residential Development
 - Business Development

- Establish Delphi Planning and Community Development Department
- Update Delphi Zoning, Comprehensive Land Use Plan, Transportation Plan
- Establish/implement procedures for new building permitting and inspection procedures
- Continue Code Enforcement
- Review whether to exercise two-mile fringe
- Continue road and sidewalk improvements with CCMG and sidewalk projects
 - Assess highest priority areas using GIS street/sidewalk data
 - Budget \$333,000 in matching funds for CCMG
 - Budget engineering for project assessment, construction estimates, bid docs, and inspection
- Continue wastewater analysis and planning for plant expansion
- READI grant projects, e.g. residential infrastructure, WRG pilot projects, broadband initiatives—public match would be 1:1 (ARPA for eligible expenses?)
- ROZI Initiative prospectus and marketing OZ to investors

Budget Priorities

- City Building Renovations/ Repairs/ Maintenance/
 - Add restroom(s) to second floor; temporarily relocate Police Department upstairs
 - Renovate Police & Squad Room
 - Renovate Clerk's Office
 - Renovate second floor
 - Move Water Department to Well #5
- Elected Officials
 - Bring salaries in line with similar cities/towns
- Community Development/ Planning Zoning Director
 - Full-time with benefits
 - Administer planning and zoning, site review, code enforcement
 - Maintain business inventory; Oversee Main Street
 - Project administration
- Streets
 - Truck
 - Engineering
- Police
 - Chief to Salaried position?
 - Certifications incremental pay
 - Police Car
- Legal
 - Additional legal expense possible should City need to act on power line route

ARPA Funding

- \$328K in 2021 and 2022 for total of \$657K
- Broadband Initiative? Wastewater match? Other infrastructure?

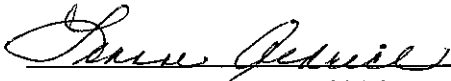
FUTURE BUSINESS AND ANNOUNCEMENTS

Mayor Werling reported on the of the Regional Economic Accelerated Development Initiative (READI). \$50 million dollars will be distributed by the State to 10 of the 18 multi-county READI groups. The City and Carroll County are participating with the Greater Lafayette Commerce READI team. Project applications are due to the State by the end of August. Carroll County is represented on the GLC READI governance board by Jake Adams of the CCEDC, Commissioner Brown, and Mayor Werling. Among the projects that Carroll County will submit will include a Regional Housing Initiative, the Burnbrae Farm Estates and a second housing development for infrastructure, Wabash River Greenway pilot projects, and a second trails project linking White and Carroll County via the Tioga Bridge.

Gayle Conner moved to adjourn. Second by Spencer Kingery. Without objection the meeting adjourned at 7:55 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest