

COMMON COUNCIL SPECIAL MEETING

April 18, 2022

6:00 P.M. Community Center

Mayor Werling called the meeting to order at 6:00 p.m. Those in attendance 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.

The minutes for the March 7, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Gayle Conner. Motion carried without objection. (5-0)

The minutes for the April 4, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Mike Isley. Motion carried without objection.

Unfinished Business.

Proposed Ordinance 2022-6 Amending Traffic Code Hours of Enforcement was presented for second reading. Spencer Kingery moved to pass Ordinance 2022-6 on first reading. Gayle Conner moved to approve. Second by Cody Nelson. Motion carried on second reading. (5-0) Spencer Kingery moved to suspend the rules to allow passage of Ordinance 2022-6 on third and final reading. Second by Cody Nelson. Motion carried unanimously. (5-0) Spencer Kingery moved to pass Ordinance 2022-6 on third and final reading. Second by Cody Nelson. Motion carried. (5-0)

Proposed Ordinance 2022-7 Requiring Maintenance of Retaining by Property Owners was presented for second reading. Mike Isley moved to approve. Second by Sandra Flora. Motion carried on second reading. (5-0) Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-7 on third and final reading. Second by Cody Nelson. Motion carried unanimously. (5-0) Mike Isley moved to pass Ordinance 2022-7 on third and final reading. Second by Gayle Conner. Motion carried. (5-0)

The contract between the City of Delphi and Broadway Broadband for installation of a fiber network throughout Delphi was presented for review. A scrivener's error was corrected on the contract price to \$594,715.72. Cody Nelson moved to approve the contract. Second by Gayle Conner. The payment schedule for the contract was questioned by Conner. Mayor Werling stated that Broadway Broadband would take the first 60 days to research installation methods and permitting with installation to begin in the third month of the contract period. The map in the contract provides for four phases of installation. 25% of the contract fee would be paid as Phase I begins; 25% at the beginning of Phase II; 25% at the beginning of Phase III; the remaining 25% payable once all installation is complete. Motion carried. (5-0)

Mayor Werling reminded Council that ARPA funding would be used for the broadband project requiring an ordinance describing the project and identifying the ARPA category under which the project qualified. Dan Hedden at Baker Tilly provided a memorandum describing the two eligible categories: revenue replacement and infrastructure. The memo was distributed to Council to review prior to the May 2nd Council meeting.

Resolution 2022-7 was presented for Council review to designate the Mayor as signatory for application to the SRF for expansion of the Wastewater Treatment plant. Colin Dale and John Brand from Butler

Fairman Seufert (BFS) presented an overview of the Wastewater System Analysis conducted in 2021 which quantified future effluent needs from IPC, other industrial and commercial development, and residential development. A doubling of the plant's capacity from 1.5 million gallons per day (MGD) to 3.2 MGD would be required to meet current and future demands. The current plant regularly hits 90% of its rated capacity raising flags at IDEM. The expansion project would take place over a 5-6 year period. Phase I would install an additional clarifier to provide redundancy in the system while the remaining expansion parts are installed in ensuring years. In addition, the forced main from the US421 lift station to the plant would need to be upgraded from the current 10" line to 18" to accommodate the increased flow. Applications for wastewater projects are being taken by SRF and BFS will submit a Preliminary Engineering Report (PER) along with the application on behalf of the City by the May 1 deadline. Total costs of the project could be in the \$50-55 million range given current construction inflationary pressure. Phase I with the clarifier project could be in the \$5-6 million range. Colin Dale indicated that a more detailed presentation would take place April 26th at 2:30 p.m. at the CWREMC conference room with the stakeholders for the project—City of Delphi, IPC, the County RDC, and the CCEDC and invited Council to attend. Sandra Flora indicated she could attend the meeting on behalf of Council. Resolution 2022-7 designating Mayor Werling as the signatory for the SRF application was approved 4-1. (Ayes: Flora, Isley, Kingery, Nelson; Nay: Conner)

Miscellaneous Business.

JT Doane reported that the owner of 402 W. Washington had boarded up the lower windows and replaced a door on the rear building. The City has received two estimates to do the abatement on removing the fallen roof and debris from the building and grounds. The owner has been given notice that substantial compliance must take place before the May 2nd BOW meeting or the City would act.

Board/ Public Comments.

Cody Nelson invited Nate LaMar to speak. LaMar identified himself as a small business owner in Delphi with the Indiana Fitness Club and Raeco Realty expressing appreciation for the assistance the City provided during COVID and for tools like the Riverfront Development District that would encourage more restaurants into the area. His concern was that the Council is the legislative body of the City, not the enforcement body. A Councilwoman had approached a vendor at the "Do It in Delphi" event questioning how she had been allowed to operate on the City street. The vendor felt intimidated and asked if she was in trouble.

Councilwoman Conner indicated that she had approached the vendor to understand how the vendor was invited and what steps the vendor had to satisfy to sell on the streets. Conner indicated that she did this in a respectful manner and was interested in what policies needed to be improved.

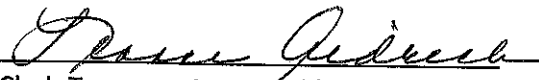
Future Business and Announcements.

Mayor Werling shared that the City planned to hire a part-time person to enforce the parking in the central business district with funds from EDIT code enforcement.

There being no additional business, Cody Nelson moved to adjourn. Second by Mike Isley. Without objection, the meeting adjourned at 7:04 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest