

COMMON COUNCIL MEETING

September 6, 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 called the roll:

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

The minutes for the August 1, 2022 meeting were presented for review. Cody Nelson moved to accept the minutes as presented. Second by Spencer Kingery. Without objection the minutes were approved as read.

Public Hearing 2023 Budget.

The regular meeting was suspended and the public hearing on the 2023 budget at 6:01 p.m. No one asked to speak, and the public hearing was closed at 6:01 p.m.

At 6:01 p.m. the public hearing was opened on additional appropriations of \$75,000 to the Unsafe Building Fund #2217 and \$25,000 to the Code Enforcement Fund #2590 as advertised in the Carroll County Comet. There being no one asking to speak on the matter, the public hearing was closed at 6:02 p.m. and the regular meeting resumed.

Reports.

Presentation of reports were dispensed with due to the length of the agenda.

Other Business.

Mayor Werling and Jake Adams of CCEDC introduced Shelby Bowen of Rebar Development to provide information about his company and a proposed apartment building on Front Street in Delphi. Adams explained that housing was a top priority in the 2021 CCEDC strategic plan.

Shelby Bowen indicated that Rebar Development had completed apartment projects in several communities using a public private partnership model including the Oliver in Yorktown, the Ellsworth in Lafayette, the Levinson in Noblesville, and more. In each project, the final architectural design is styled to fit the community. The apartments would be market rate housing for medium to high income residents. Their apartment buildings are all 100% leased.

The proposed Charles apartment in Delphi would be 62 units on the lot on Front Street behind the Delphi Body Works owned by Dick Bradshaw and family. The companies involved along with Rebar are all well-known and respected firms with decades of experience. Shelby indicated that he is hands on and would be accountable for the project. Amenities are included in all his apartment projects such as fitness gym, coworking lounge space, dog park, outdoor patio space with grills, dog-washing station, elevator, and more. While numbers have not yet been determined, the resources that are typically required in the partnership are developer investment, TIF bond, Redevelopment Tax Credit (State), READI funds, infrastructure assistance, among others.

Mayor Werling stated that a public open house would be held on September 20 at the Community Center from 6:00 to 7:30 p.m. for people to see the designs and talk with the developers. Questions were then sought.

Darrell Packard asked about parking.

Nate LaMar liked the looks of the building and thought the project would be great.

Dick Bradshaw asked about the typical public/ private partnership split. Bowen indicated the public component varied but generally made up 30 – 45% of the project costs.

WLF's reporter asked if there was research to show that the project would be successful. Bowen responded that it was difficult to predict demand since there was no supply available in Delphi. However, the Rebar Development projects are fully leased and are generally 100% leased by their opening.

Mayor Werling thank Shelby Bowen and reiterated the information about the open house.

New Business.

Mayor Werling asked for the Council to appoint a replacement to the Delphi Redevelopment Commission following Gayle Conner's resignation. The appointee will serve through December 31, 2022 but could be reappointed in January for 2023. Spencer Kingery nominated Erin Jubril. Second by Sandra Flora. Spencer Kingery moved to close the nominations. Second by Cody Nelson. Erin Jubril's appointment was approved. (3-1). Ayes: Flora, Kingery, Nelson. Abstain: Conner.

Joe Mayfield, president of the DRDC, informed the Council that the County Commissioners had approved a resolution to allow specific unincorporated parcels to be included in the expansion area for the Delphi commercial TIF. The Area Plan Commission will consider whether the revised economic development area conforms to the comprehensive plan at its upcoming meeting on September 27. The DRDC will present the APC's recommendation to the Council at the October 3rd meeting after which the DRDC will meet to finalize the process.

A request from Mark Hammons to rezone 921 S. Washington Street from B2 to U1 was heard. Hammons plans to build a duplex on part of the former Rinehart property. The Area Plan Commission had provided a favorable recommendation on the rezone. Cody Nelson moved to approve the rezone. Second by Spencer Kingery. Motion carried. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner. Conner indicated that she was voting against the measures since she had not discussed the matter with neighboring property owners.

A request from Mark Hammons for a special exception to build a duplex on a property on S. Washington Street adjacent to the Columbia Title Company was presented having received a favorable recommendation from the BZA. Cody Nelson moved to approve the rezone. Second by Spencer Kingery. Motion carried. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner.

Proposed Ordinance 2022-15 Regulating UTVs and Golf Carts was introduced on first reading with the changes that had been recommended to the draft ordinance at the August 1st meeting. Spencer Kingery moved to approve. Second by Cody Nelson. Gayle Conner stated that she thought the area of operation should be restricted to the South Hill due to safety concerns for people trying to go back and forth from the South Hill to neighborhoods to the north—particularly in the downtown. As these areas were addressed in the revisions made to draft, the motion was passed on first reading. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner.

Cody Nelson moved to suspend the rules to allow passage of Ordinance 2022-15 on second and third readings on the day of introduction. Second by Spencer Kingery. Mayor Werling reminded all that the vote must be unanimous to suspend the rules. Motion failed. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner.

Ordinance 2022-19 on Maintenance of Retaining Walls was presented for consideration. Mayor Werling indicated that the ordinance would repeal Ordinance 2022-7 and includes language on notification to

property owners and enforcement rules. Cody Nelson moved to pass Ordinance 2022-19 on first reading. Second by Spencer Kingery. Motion carried. (4-0)

Gayle Conner moved to suspend the rules to allow passage of Ordinance 2022-19 on second and third readings on the day of introduction. Second by Cody Nelson. Motion carried. (4-0)

Spencer Kingery moved to pass Ordinance 2022-19 on second reading. Second by Cody Nelson. Motion carried. (4-0)

Spencer Kingery moved to pass Ordinance 2022-19 on third and final reading. Second by Cody Nelson. Motion carried. (4-0)

Resolution 2022-14 authorizing the sale of a police vehicle to the sheriff's department was presented. Spencer Kingery moved to approve. Second by Sandra Flora. Chief McCain indicated that the vehicle was a 2020 Dodge Ram truck with about 25,000 miles and equipped. A few items would not be included, e.g. the mobile radio. Gayle Conner asked why not keep the vehicle. Chief responded that the truck was harder to navigate in the city due to narrowness of alleys and the wide turning radius of the truck. Motion carried. (4-0)

Mayor Werling presented a contract from Debbie Luzier with GRW to redo the City's zoning ordinance which dates to the 1970s. The process will take many months and will run well into 2023. A steering committee will be selected to assist with the project. Part of the expense for the zoning update was budgeted for 2023; the 2022 expenses will come from unutilized funds in EDIT. RFQs were solicited from Luzier and from Corrie Sharp. Luzier's proposal was lower and Luzier's has done work for the County. Sandra Flora moved to approve the contract for \$48,000. Second by Spencer Kingery. Sandra Flora praised the work that Luzier had done for the APC. Motion carried. (3-1) Ayes: Flora, Kingery, Nelson. Nay: Conner.

Miscellaneous Business.

Mayor Werling asked Council to consider a special meeting on September 19 to review financial options for the WWTP expansion. That date did not work and the Council will be polled for best date and times.

Mayor Werling reported on several topics for which Gayle Conner asked for updates to Council:

1. Sealing and restriping of Union Street to make one-way. Pavement Solutions should be in Delphi in the next few weeks. The company had been told to avoid the festival weeks in August.
2. ALTA and topo surveys for Burnbrae. This is part of a drainage study for Phase I due diligence agreed upon with the owners. The owners will cover the cost of the surveys.
3. Is the City being audited again? Yes, for federal contracts that were not part of last year's audit. A few other topics were addressed as well. SBOA expects to do the exit interview in mid-September.
4. 402 S. Washington Street--when will City take possession. We have asked Ken Echols to come to the City Building this week to sign the deed which needs to be notarized.
5. Has the City been awarded any READI funds. The READI board of governance has approved a residential housing program which will provide each of the six counties in the regional group with \$1 million to apply toward housing programs. There may be an additional \$2.6 million available to apply toward programs in the region. Delphi will likely submit the apartment building for READI funding. A dollar amount has not been determined. Another project approved by the board of governance for trail projects for the Wabash River Greenway. Delphi has proposed trail sections which may receive funding. The cost data is just now being updated and consideration will follow. These projects will be brought to Council at the appropriate time.

Board Comments.

Cody Nelson indicated his excitement for all that was going on in the City.

Clerk-Treasurer Aldrich.

None

Public Comments

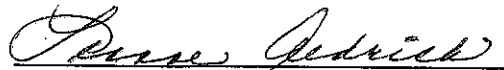
Debbie Lowe asked if there was a page missing for the GRW proposal. Mayor Werling indicated that there was a sheet which listed fees for various services that the City was not seeking at this time.

Adjournment.

There being no additional business, Cody Nelson moved to adjourn. Second by Cody Nelson. Without objection, the meeting adjourned at 7:21 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest