

COMMON COUNCIL MEETING

December 5, 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.

Mayor Werling welcomed Dave Weckerly to the Council. Dave was appointed by the Republican Caucus to replace Gayle Conner who resigned in October as the representative for District 3. He will serve through December 31, 2023.

Clerk-Treasurer Aldrich called the roll:

Present were Sandra Flora, Mike Isley, Spencer Kingery, Cody Nelson, and Dave Weckerly.

Without objection the meeting was suspended at 6:01 p.m. and the public hearing was opened on the Preliminary Engineering Report for the expansion of the Wastewater Treatment Plant. Colin Dale and John Brand from Butler, Fairman & Seufert a quick overview of the expansion project. There being no questions or comments from those in attendance, the public hearing was closed and the Common Council meeting resumed at 6:04 p.m.

The minutes for the November 7, 2022 meeting were presented for review. Spencer Kingery moved to accept the minutes as presented. Second by Mike Isley. Without objection the minutes were approved as read.

Without objection department reports for November were added to the record for the meeting. Board reports were dispensed with due to the full agenda.

Unfinished Business.

Due to the length of the November meeting, the memo from Attorney Justin Barbour regarding whether a council person could solicit signatures on a petition on a matter that would come before the Council. The conclusion from the three-page memo, was that "the Council member's actions here, while in violation of no law, were at odds with the commonly accepted ethical duties imposed upon elected officials. As such, conduct of this nature should be discouraged in the future, particularly where a Council member is acting under the guise of a "private person" rather than the elected official that they are." Attorney Barbour's memo also recommended that the Council consider adopting a code of ethics to reinforce those obligations. Mike Isley stated his opinion that a code of ethics would be a good idea. The consensus from Council was to ask Attorney Barbour to draft a code of ethics for review and possible adoption.

Mayor Werling provided an update on the Utility Maintenance building to be constructed at the site of Well #5 to house Water and Street departments. The Water department building will be funded with the remainder of the SRF funds for the Drinking Water project; the Street department building, if added to the site, would need to be funded through reserves or a bond and will be the topic of a future meeting. Mayor Werling expressed the opinion that both departments should be located together since they share equipment and often share personnel. BF&S issued an RFP for the Water department maintenance building and office with proposals due on December 2. Only one proposal was received—that from BW Construction working with GM Development. The next step is to

assemble a review panel to review the proposal and, if warranted, to proceed with negotiations on price and schedules.

New Business

Mayor Werling announced that Todd Price's request for a special exception and variance for 418 N. Washington Street had been removed from the agenda following his decision to resubmit a revised request to the Area Plan Commission.

Ordinance 2022-23 establishing rates for Water and Wastewater utilities was introduced. The rates will be advertised in the paper and a public hearing will be held for public comment. Spencer Kingery moved to adopt the rate ordinance on first reading. Second by Dave Weckerly. Motion carried. (5-0) Following discussion on when Council might be available, a meeting time was set for 6:00 p.m. on Thursday, December 22 at the Community Center. Rates will be published in the December 7th issue of the Comet.

Resolution 2022-19 Restricting \$2.5 Million of Reserves for Residential Development was introduced by Mayor Werling. The resolution broadens the scope of the funds restricted in 2021 for development of Burnbrae Farms to include any residential development project in the City. Cody Nelson moved to approve Resolution 2022-19. Second by Spencer Kingery. Motion carried. (5-0)

Resolution 2022-20 was presented authorizing the Mayor to submit a letter of commitment of up to \$1 million from the restricted reserve as match for READI funds for residential development. Mike Isley moved to approve Resolution 2022-10. Second by Spencer Kingery. Motion carried. (5-0)

Resolution 2022-21 was presented reauthorizing the sale of a one-acre parcel on Boone's Corner. A previously approved resolution stated that a public hearing had been held on the matter by Board of Works. The hearing was neither held nor required. A public notice that the City intends to sell the parcel to an adjacent landowner will need to be published. Cody Nelson moved to approve. Second by Mike Isley. Nelson asked if there was an access easement to the parcel. Mayor Werling indicated that there was but that it would be extinguished with the sale of the property. Motion carried. (5-0)

Resolution 2022-22 presenting proposed meeting dates for 2023 was introduced. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (5-0)

Council meetings are the first Monday of the month; or Tuesday if that date is a holiday. Meetings are at 6:00 p.m. and are held at the Community Center at 311 N. Washington Street			
Tuesday, January 6	Monday, April 3	Monday, July 3	Monday, October 2
Monday, February 6	Monday, May 1	Monday, August 7	Monday, November 6
Monday, March 6	Monday June 5	Tuesday, September 5	Monday, December 4

Resolution 2022-23 was presented with proposed additional appropriations to be made by the end of the year. The additional appropriations will be advertised in the Comet on December 8. A public hearing will be held on Friday, December 16 at 8:00 a.m. at the Community Center. A vote on the resolution will be held following the hearing.

Resolution 2022-24 presenting department fund transfers was introduced. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (5-0)

FIRE:

From 2243001311 Schooling	To 2243001312 Consulting Fees	211.25
From 2243001350 Telephone	To 2243001351 Electric	7.45

MVH:

From 2201001240 Misc. Supplies	To 2201001241 Signage	466.53
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GENERAL:

From 1101003221 Mayor Fuel	To 1101003221 Mayor Office Supplies	261.88
From 1101004115 Clerk OT	To 1101004114 Clerk Part Time	945.01
From 1101004113 Utility Clerk	To 1101004114 Clerk Part Time	335.00
From 1101004112 Bookkeeper	To 1101004114 Clerk Part Time	280.00
From 1101005220 Police Garage/Motor	To 1101005210 Police Office Supplies	1,100.00
From 1101005360 Equipment/Repair	To 1101005390 Police Mental	500.00
From 1101005113 Police 1 st Class	To 1101005115 Police Probationary	2,316.16
From 1101008241 Street Mosquito Cont.	To 1101008240 Street Misc.	6,325.00
From 1101008362 Park Infrastructure	To 1101008360 Street Repairs	5,500.00
From 1101001122 Police Perf	To 1101001123 Longevity	250.00
From 1101001314 Attorney Council	To 1101001310 Attorney	2,500.00
From 1101001133 Training/Seminars	To 1101001395 Attorney	446.50
From 1101001392 Dues/Institutes	To 1101001395 Cemetery/Contract	525.00

An agreement to allow the City to contract with Make My Moves to attract remote workers to live in the City of Delphi was presented. The agreement had been signed by the Mayor contingent on approval by Council and also on the allocation of matching funds by the Lilly Endowment and IEDC. Ryan Pike from Make My Moves provided an overview by Zoom highlighting the program and its success in other communities. The total cost to Delphi to relocate five households would be \$21,000. The average salaries of remote workers in the Delphi area might be comparable to those for Southern Indiana which were in the \$67K range. The ROI with property and income tax generated plus the dollars spent in the community is substantial with breakeven occurring within the second year. Mayor Werling added that the program would provide good data on the attractiveness of Delphi to remote workers. With the apartment building and duplexes on the horizon, attracting young professionals will help minimize developer risk and encourage more residential projects. Cody Nelson stated that it looked pretty risk free as long as the matching funds from IEDC were part of the arrangement. Sandy Flora moved to approve the contract adding the stipulation that the recruitment not begin for a 6-month period to allow for housing to get underway. Second by Dave Weckerly. Motion carried. (5-0)

Mayor Werling drew Council's attention to a survey estimate included in the docket to split two acres of Mears property adjacent to Morning Heights cemetery on 300 North for the purpose of expanding the cemetery. The City owns and operates the cemetery which is at capacity without additional burial lots available. Before proceeding with the survey, the Mayor asked if there was a consensus from Council to proceed indicating that the Council would have additional

opportunity to weigh in when a sales agreement was ready. There was a consensus to proceed with the survey.

Mayor Werling asked about the Chromebooks that had been provided several years ago to members of the Board of Works and Council to use at meetings in lieu of paper copies of the docket and other documents. Those models are no longer supported and some are no longer working. Following discussion it was recommended that laptops be purchased as a better alternative to the Chromebook. Spencer Kingery made the motion for the City to purchase laptops. Second by Mike Isley. Motion carried. (5-0)

Miscellaneous Business.

Mayor Werling provided a brief update on the fiber project stating that Broadway Broadband hopes to break ground on December 21 following approvals for excavation at the BOW on December 19. The company will open an office on East Main Street at the former Team Rehab space next to the Stone House Restaurant.

JT Doane informed that Delphi Main Street was sponsoring "Santa on the Square" December 10 and 17 from 11 a.m. to 2 p.m. each Saturday at the gazebo on the Courthouse lawn.

Public Comments.

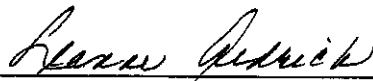
Sharon Milburn asked for clarification on the dates for special meetings. The additional appropriation public hearing will be at 8:00 a.m. on Friday, December 16. The public hearing and special meeting for water and wastewater rate increases will be 6:00 p.m. on Thursday, December 22nd. Both meetings will be held at the Community Center.

Adjournment.

Spencer Kingery moved to adjourn. Second by Mike Isley. Without objection, the meeting adjourned at 7:51 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest