

COMMON COUNCIL

FEBRUARY 6, 2023

6:00 P.M.

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

Clerk-Treasurer Aldrich was on vacation. Mary Ann Burton took the roll call and meeting notes. Present were Sandra Flora, Mike Isley, Spencer Kingery, and Cody Nelson. Dave Weckerly was absent.

Minutes from the January 3, 2023 meeting were presented. Cody Nelson moved to approve. Second by Mike Isley. Without objection, the minutes were approved as read.

Without objection, department head reports for January 2023 were incorporated by reference into these minutes. Sandra Flora reported on the January 2023 Area Plan Commission meeting; Spencer Kingery reported on the Delphi Redevelopment Commission meeting; Cody Nelson indicated that the Northwest Solid Waste District had not yet met; and Mayor Werling reported on the 2023 organizing meeting for K-IRPC.

OTHER BUSINESS

Rachel Christenson from HWC presented an overview of the City of Delphi's Bicycle and Pedestrian Master Plan (BPMP) was funded in large part through a grant from the Indiana Department of Health. The BPMP addresses the existing extensive trail system, future trail expansion, safety concerns, locations where improved crossings are needed, and action steps to implement the plan. The adoption process for the BPMP includes a review by the Area Plan Commission on February 28<sup>h</sup> preceded by a public hearing. The recommendation of the APC will be presented to the Common Council on March 6 where a decision on amending the Comprehensive Land Use Plan (2-6-2023) to include the BPMP will be made. A few questions from the public addressed these issues: Doyle Moore, 204 Riley Road asked whether demographics or trail usage were gathered in the public input or surveys; Ms. Christenson responded that usage data was only indirectly gathered by the survey. Debbie Lowe (Comet) asked what areas of safety were included; Christenson responded that cameras, safer crossings, trail safety rules, and other areas were addressed.

NEW BUSINESS

Resolution 2023-2 to adopt the Comprehensive Land Use Plan (CLUP) was presented for consideration having received a favorable recommendation from the Area Plan Commission at its January 26<sup>th</sup> meeting. Rachel Christenson provided a quick overview of the CLUP. Spencer Kingery moved to adopt the CLUP. Second by Cody Nelson. Motion carried. (4-0)

Next proposed Ordinance 2023-1 enacting the Code of Ordinances was presented on first reading. The recodification included all legislation passed through February 6, 2023. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried. (4-0)

Mayor Werling asked for a motion to suspend the rules and allow passage of Ordinance 2023-1 on second and third readings on the night of introduction. Cody Nelson moved to suspend the rules. Second by Mike Isley. Motion carried unanimously. (4-0) Mike Isley moved to pass Ordinance 2023-1 on

second reading. Second by Cody Nelson. Motion carried. (4-0) Spencer Kingery moved to pass Ordinance 2023-1 on third and final reading. Second by Cody Nelson. Motion carried. (4-0)

Proposed Ordinance 2023-2 Establishing a Code of Ethics was introduced on first reading. Spencer Kingery moved to pass Ordinance 2023-2 on first reading. Second by Cody Nelson. There being no discussion, Ordinance 2023-2 passed unanimously. (4-0)

Take-home police cars were introduced as a discussion topic by Chief Brook McCain and Sgt. Colin Deckard. The City of Delphi is coming up short against other departments in the area as it tries to recruit new officers to fill the positions approved by Council in the 2023 budget. A proposed policy would enable officers living within a 25-mile radius of the City to drive police cars to and from work, to training, court dates, etc. Officers living in the City could drive the cars within the city limits for non-work related travel within the city limits. To be eligible for a take-home car, an officer would need to be in good standing and meeting performance expectations. When fully staffed, the police department would need a total of ten cars—one for each officer and a pool car for backup. At present the department has four cars with one on order for this year. The proposed plan would call for acquiring two additional cars this year and three next year. Questions from Council included: Cody Nelson asked if the goal was to have two officers on every shift every day—that is the goal according to Chief McCain; Sgt. Deckard indicated that now there are times when there is only one officer on duty at night in the entire County where there should be six. Sandra Flora asked if the City would be paying for the gas for the vehicles as they are driven off-duty; response is “yes” but that now each car would be driven fewer miles each day since they would only be on the road for one shift and travel to and from work. Mike Isley asked what the benefit to the public of having cars when officers are not on duty. Chief McCain stated that the Police Academy teaches that presence is the first line of defense and a deterrent to crime as more vehicles are visible on the road and in neighborhoods. Mayor Werling stated that an additional appropriation would be needed to acquire and outfit two additional cars in 2023 which likely would come from Rainy Day. We would need to check with Clerk-Treasurer Aldrich when she returns from vacation. Consensus was to bring the issue back for potential action at the next Council meeting. In the meantime, Kingery suggested looking at Dodge and Chevy pricing compared with the Ford fleet cars that we now use. Sandra Flora asked about balances in Rainy Day which will be determined before the next meeting. Public comments: Denny Myers, 949 N. Washington Street, asked whether the police department had considered V6 or V4 Turbo to save on gas mileage. Chief McCain stated that the cars were mostly V6. Doyle Moore, 204 Riley Road, suggested using rental cars to drive back and forth; would provide incentive and save money. Chief McCain and Sgt. Deckard will return at the March 6 meeting with a firm proposal.

Mayor Werling reported that the remodeling of the second floor of the City Building is nearing completion and that the chair lift is due to be installed in the next week. The chair lift will provide accommodation for those needing assistance with the stairs. An ADA-compliant bathroom is now available on the second floor. A key goal in completing these renovations is to return Board of Works and Council meetings to the City Building where records are kept. For example, vouchers will be available for inspection at the BOW meetings. Werling asked for a motion to move the meeting location for the Council to the Council chambers on the second floor of the City Building beginning March 6. Mike Isley so moved. Second by Cody Nelson. Motion carried. (4-0)

## MISCELLANEOUS BUSINESS

Mayor Werling provided the following updates on projects:

- The Board of Works this evening gave the notice to proceed to Broadway Broadband with installation of fiber optic cable throughout the city over the next several months beginning with Phase I in the south part of Delphi. BB has established an office in Delphi which is expected to open in March. An employee has been hired and is presently undergoing training at their Peru office.
- Field survey work has been completed for the two acres adjacent to Morning Heights Cemetery. We are awaiting the property description and maps and will then proceed with acquisition of the land from John and Mary Mears.
- Phase I of the Wastewater Treatment Plant expansion project received statements of qualifications from two firms: Thieneman Construction and Bowen Engineering. Our review panel has poured over their documentation, interviewed both companies, and scored their proposals. We will now begin negotiations with Thieneman Construction to agree upon a contract price and schedule. Based on the high-level budgets presented in their proposals, it is anticipated that there will be a significant reduction in the project cost. A public hearing will be scheduled for an upcoming Council meeting. Adding to this good news is the fact that we received notification from the Indiana Finance Authority that our project was approved for funding through the State Revolving Loan Fund. Additionally, we have received commitment from IPC for their share of Phase I. Once the final contract number is known, the City will make a formal request to the Carroll County Redevelopment Commission for its share of the project cost.
- On the residential front, three developers have expressed interest in the downtown Delphi apartment building. The City and the CCEDC are working to review proformas on the project and to select the best development option for the community.
- The owners of the Burnbrae property have engaged in a Phase 1 of development which could provide much-needed single-family home development beginning in the next year or so.
- The City submitted its application for the Community Crossings Matching Grant program for round 1 of 2023. We are proposing to curb and sidewalk and mill and overlay on Union and Indiana Streets from Adams to the RR crossing tying in with the already awarded project for Adams Street which will get underway in the Spring. The City will use local funds for micro-sealing and crack sealing.
- The projected project cost for the maintenance building for the Street and Water department came in much higher than anticipated from BW Construction. We are presently reviewing options including value engineering and other construction firms.
- 402 S. Washington Street—any further action on this property will be determined by Board of Works at an upcoming meeting to review repair costs with demolition costs and forecasts of what the property might sell for as vacant land vs repaired structure. Cody Nelson asked if Segal was charging for the

On the topic of rental properties registration and inspection, Mayor Werling reported that two additional sample ordinances for communities closer in size to Delph were distributed to Council members. The purpose of such an ordinance is to ensure the safety of tenants and of adjacent property owners. Most of Delphi's landlords keep their properties up, but some do not. Following review of calendars, March 13 at 6:30 p.m. was selected for the meeting with the location at the Community Center. [Note: the meeting was subsequently changed due to a scheduling conflict with a date of Wednesday, March 22<sup>nd</sup> at 6:30 p.m. at the Community Center.

An audience member stated that the ordinance would violate his property rights. Attorney Robeson clarified that the government does have a right to do inspections in order to protect safety of residents and adjacent property owners.

**PUBLIC COMMENTS**

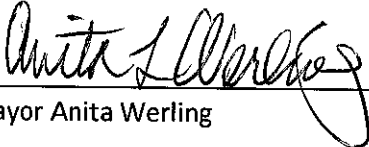
Tax Kaser, 109 N. Lafayette Street, requested that the Council set aside City Code 71.09 and expressed the need for overnight parking for semi-trucks if they are not to be allowed on city streets.

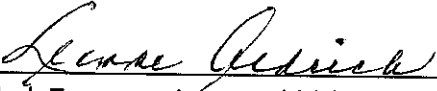
Tina Isaacs complained about the dangerous intersection by the Elementary School at Wabash and Summit stating she saw a child nearly get hit. Chief McCain described the discussion between the City and the school stating we presented an option that was viable to dismiss the buses first and hold cars in the football field parking area.

John Allread, 125 W. Summit Street stated concern over the school intersection issue. Part of Safe Routes to School. Suggested a school crossing guard.

Sharon Milburn, 304 Armory Road stated that the flashing sign by Security Federal is not on. Not flashing during school events. Spencer Kingery indicated that it was flashing.

There being no further public comment, Spencer Kingery moved to adjourn. Second by Cody Nelson. Without objection the meeting adjourned at 7:35 p.m.

  
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Mayor Anita Werling

  
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Clerk-Treasurer, Leanne Aldrich, Attest