

COMMON COUNCIL  
2d Floor City Building, 202 S. Union Street  
May 1, 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 called the roll. Present were Sandra Flora, Spencer Kingery, Cody Nelson, and Dave Weckerly. Mike Isley attended via Zoom.

Minutes from the April 3, 2023 meeting were presented. Spencer Kingery moved to approve the minutes as read. Second by Dave Weckerly. Motion carried. (5-0; Ayes: Flora, Isley, Kingery, Nelson, Weckerly.)

#### REPORTS

Without objection the department reports were incorporated by reference to the minutes for this meeting. There were no other reports.

#### OTHER BUSINESS

Mayor Werling reported that the City of Delphi did not receive additional funding through OCRA's COVID-19 Phase III program; the Council approved application for those funds at the April 3d meeting.

#### NEW BUSINESS

Financial Position of the City of Delphi. Mayor Werling introduced Dan Hedden of Baker Tilly—the City's financial advisor. Hedden was asked to attend the meeting to address allegations made by a resident during the public hearing on additional appropriations at the April 3<sup>rd</sup> meeting in which the resident claimed that the City would be in arrears by the end of the year if the spending items on the agenda were approved by Council. Hedden presented a PowerPoint with the following information:

- 1) 2023 General Budget
  - a) City advertised General Fund spending of \$3,124,860
  - b) City revenues included an estimated tax levy of \$1,298,081 minus circuit breaker of \$125,807 for a net of \$1,172,274 plus other taxes of \$2,062,824 for total 2023 revenues of \$3,235,098
  - c) As shown in Gateway, 2023 revenues are for 2023 budgeted expenses
  - d) Conclusion: Anticipated revenues for General in 2023 will cover the proposed spending
- 2) Overview and Analysis
  - a) In 2022 the city managed 43 Government Funds, 5 Wastewater Funds, and 12 Water Funds; the City had \$13,402,150 in receipts against \$13,629,182 in disbursements.
    - i) 15 funds were presented to DLGF for 2023 budget approval; the remaining funds are budgeted locally;
    - ii) General Fund represents about 26% of the total revenues and spending of the City
  - b) General Fund cash reserves at end of 2022 were \$5,847,042, or 161.3% of 2022 spending
    - i) Government Finance Officers Association recommends 2 months reserve (16.7%)
    - ii) Baker Tilly recommends 6 months reserve (50.0%)
  - c) Of the \$5,847,042
    - i) \$2.5 million (43%) was set aside for residential development
    - ii) \$3,347,042 (57%) was unreserved

### 3) 2023 General Fund Overview

- a) The city will use cash on hand of \$5,847,042 plus 2023 revenues of \$3,235,086 to:
  - i) Support an operating budget of \$3,124,860
  - ii) Transfer \$468,729 to the Rainy Day Fund
  - iii) Transfer \$1,500,000 to support residential development
  - iv) Plan for up to \$970,000 in 2023 for pay as you go financing for a new maintenance building
- b) The estimated ending 2023 cash and investment balance of \$3,018,539 will represent:
  - i) \$1,000,000 reserved for additional residential development
  - ii) \$970,000 set aside for pay as you go financing for the new maintenance building
  - iii) \$1,048,539 unreserved
- c) Unreserved fund balance of \$1,048,539 is 34.7% of budget is well within suggested ranges

Phase I, Wastewater System Expansion. Mayor Werling updated Council on the Clarifier Project reminding them that Thieneman Construction Inc. (TCI) was selected at the April 3<sup>rd</sup> meeting for the BOT project. Since then, TCI has been working closely with Butler, Fairman and Seufert (BF&S) to solidify the project scope and to arrive at a Guaranteed Maximum Price (GMP). The GMP is \$4,068,000—well below the initial engineering projections. Jeff Chinn, Sr. Vice President from TCI, and Colin Dale, BF&S presented additional information on the process and schedule. Chinn indicated that the project would get underway mid-summer with a substantial completion date of November 2024. Mayor Werling stated that the method of financing the project was yet to be determined. Indiana Packers Corporation was reviewing whether to pay cash for their share of the project or to pay with monthly surcharges to their bill. If cash is selected, it may be possible to pay for Phase I without a bond.

State of the City. Mayor Werling shared a PowerPoint presentation initially presented at a Chamber luncheon on April 14. The key points were as follows:

#### 1) Planning Initiatives

- a) Comprehensive Land Use Plan—first ever for City—funded through OCRA grant—aided by steering committee, public surveys, open houses, and public hearing—adopted by Council February, 2023
  - i) Key Plan Strategies: Quality housing opportunities—expand local government capacity—support jobs and workforce—invest in quality of place—strengthen a vibrant downtown
- b) Bicycle-Pedestrian Master Plan—funded through Indiana Dept. of Health grant—aided by steering committee, public surveys, open houses, and public hearing— adopted by Council March, 2023
  - i) Key Takeaways: Improve existing bike+ped trails—safety and security initiatives—highlight Delphi Historic Trail System—encourage active walking/biking—policy support
- c) Update Zoning Ordinance—create a Unified Development Ordinance—steering committee at work since January—draft plan July/August—Public open house in September—Area Plan Commission October—Council approval of UDO November

#### 2) Residential Development

- a) Front Street Apartments—66 market-rate units—\$1.5 million from City for infrastructure with \$1.5 million match from READI 1.0—groundbreaking as early as summer 2023—leasing as early as summer 2024
- b) Burnbrae Phase I—concept plan for 70+ acres—single-family homes

#### 3) Business Retention and Attraction

- a) City provided \$73,750 in Small Business Resilience Grants in August 2022—funded in part through OCRA--\$478,199 to 53 businesses—no businesses closed as a result of pandemic
  - b) Delphi Main Street revived—staff support from Community Development—DMS contract with City for \$15K per year—City funds 50/50 façade improvement grant program at \$15K per year
  - c) Revolving Loan Program—funded at \$30K in 2023—expected to kickoff in 3<sup>rd</sup> quarter—modeled on County Chamber program
- 4) Economic Development
- a) Contract with CCEDC for \$34K per year; 3 Delphi voting members; great partnership!
  - b) Delphi Redevelopment Commission—contract at \$15K per year; 5 member board appointed each year by Council and Mayor—expanded commercial TIF to northeast at SR218; utility survey currently underway
  - c) Greater Lafayette Region—one of 6 counties—READI 1.0 funding of \$30 million; Delphi \$1.5 million residential development; \$625K for Greenway project
  - d) Rural Opportunity Zone—additional economic incentive for investors with capital gains from recent asset sales—Delphi census block
  - e) Hotel Attraction—2022 hotel study (CCCC, CCEDC, COD)—ROI for up to 70-room facility for three brands: Cobblestone, Holiday Inn Express, Hampton Inn Express
- 5) Infrastructure
- a) Broadband—contract with Broadway Broadband for fiber throughout Delphi by 2024—ARPA dollars—reliable, affordable internet for businesses and residents
  - b) Parks and Recreation—completing Parks Master Plan—ADA review in process—reestablishing Parks and Recreation Board—eligibility for DNR grants for parks and trails
  - c) Streets—CCMG projects completed in 2022 on Wilson, Front, Monroe, and Terrace Meadows—Implemented 4-way stops and one-way streets—ongoing levee maintenance—PASER study and GIS implementation—2023 CCMG projects with Adams, Indiana and Union Street rehabilitation
  - d) Trails—Monon High Bridge Trails project complete—dedication coming in June—ADA compliant; Proposed Carrollton Road Trailhead and Belt Railroad Trail to Red Bridge Settlement—50:50 match with READI 1.0 funding
  - e) Water—inventorying lead and copper lines for EPA ruling—replaced all meters in City—implemented Sensus Analytics with real-time leak detection—full implementation of GIS—instituted a 3% rate increase
  - f) Wastewater—Thieneman Construction awarded BOT project at Guaranteed Maximum Price of \$4,068,000—plans for full plant expansion from 1.5 GPM to 3.0 GPM in design—likely 2025
  - g) City Hall Remodel—Police squad room and chief's office—Second floor chair lift, council chamber, conference room, offices for Mayor, Community Development, and Code Enforcement—planned 2024 expansion of Clerk's office with possible drive-up payment window
  - h) Relocation of Water and Street departments—maintenance and office building by Well #5—24,000 sqft--\$2.5 million
  - i) Police Department—hiring two additional officers to 9 total—instituting take-home car policy—budgeting for body cams in 2024
  - j) Airport—Added a fuel farm in 2022—instrument landing approved—upgrades to terminal planned—taxi-way is next major project

#### MISCELLANEOUS BUSINESS

#### BOARD COMMENTS

Sandy Flora stated that she was offended by comments from a former Council member that

implied that the current members were not being good stewards of the taxpayers money. That individual had on several occasions raised claims of wrongdoing with SBOA and other agencies resulting in additional audit fees and attorney fees for matters that were proven unfounded.

#### CLERK-TREASURER COMMENTS

Clerk-Treasurer Aldrich thanked Dan Hedden for rearranging his schedule and taking the time to present to Council.

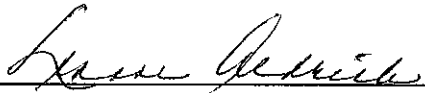
#### PUBLIC COMMENTS

Dale Seward, 222 E. Franklin Street, asked what the percentage of Phase I Clarifier Project was allocated to IPC. Mayor Werling stated that she didn't have the exact number, but that it was about 60%.

Max Kaser, 109 N. Lafayette Street, asked if 71.09 had been addressed. He also expressed concern about overnight parking for semi-trailers as the area behind Delphi Body Works becomes unavailable when the apartment building gets underway. Cody Nelson and Spencer Kingery offered to work on these topics.

There being no further public comment, Spencer Kingery moved to adjourn. Second by Cody Nelson. Motion carried. (5-0; Ayes: Flora, Isley, Kingery, Nelson, Weckerly). The meeting adjourned at 7:17 p.m.

  
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Mayor Anita Werling

  
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Clerk-Treasurer, Leanne Aldrich, Attest