

SPECIAL-CALLED COMMON COUNCIL
2d Floor City Building, 202 S. Union Street
June 19, 2023, 6:15 P.M.

Mayor Werling called the meeting to order at 6:38 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. (Note: sound issues prevented Isley being able to vote on motions.)

UNFINISHED BUSINESS

The Build Operate Transfer agreement with BW Construction for the Street and Water Maintenance building was presented with documentation for a Guaranteed Maximum Price of \$2,541,947. Scope items have been carefully reviewed and agreed upon by Aaron Lyons and Craig Myers with concurrence that the building will meet needs well into the future. Spencer Kingery moved to approve the BOT agreement with BW Construction. Second by Cody Nelson. Sandy Flora questioned whether fuel, batteries, and oils would contaminate the wellhead-protected area. Mayor Werling indicated that the current fuel pump would be moved to the location and has double-walled tanks. There will not be inground tanks. The drains in the building will have oil separation. Dead batteries will not be stored on premises and will be disposed of properly. Motion carried. (4-0)

Leanne Aldrich indicated that Security Federal would provide finance 80% of the project costs for a 25-year note with no penalty for early repayment. The annual cost was expected to be \$179,000 to be split between Water and Streets.

NEW BUSINESS

A fee schedule and agreement with GRW Engineers, Inc. to provide plan review, inspections, and other assistance to the newly formed Delphi Plan Commission and BZA was presented for Council approval. Spencer Kingery moved to approve utilizing GRW for plan commission assistance at the fee schedule provided. Second by Cody Nelson. Dave Weckerly asked if the fees were in line with other companies. Mayor Werling indicated that additional quotes were not required or requested, but that the fees seemed reasonable in comparison with firms used for other projects. Motion carried. (4-0)

Resolution 2023-9 Approving the Delphi Plan Commission Order Determining that a Resolution Amending the Declaratory Resolution and Plan Approved and Adopted by the Delphi Redevelopment Commission Conforms to the Comprehensive Plan and Approving Said Resolution and Plan. Spencer Kingery moved to approve Resolution 2023-9. Second by Cody Nelson. Motion carried. (4-0)

Ordinance 2023-6 Amending the Delphi Zoning Ordinance was presented for consideration. The amendments to the Zoning Ordinance received a favorable recommendation to Council from the Delphi Plan Commission. The changes update permitted uses and lot and building standards for the Urban Residential district U-2. Spencer Kingery moved to approve Ordinance 2023-6 on first reading. Second by Cody Nelson.

Cody Nelson moved to suspend the rules and pass Ordinance 2023-6 on the night of introduction. Second by Sandy Flora. Motion carried unanimously.

Spencer Kingery moved to pass Ordinance 2023-6 on second reading. Second by Cody Nelson. Motion carried unanimously.

Spencer Kingery moved to pass Ordinance 2023-6 on third and final reading. Second by Cody Nelson. Motion carried unanimously.

The final agenda item was the establishment of a Planning and Zoning Fund 2218. Spencer Kingery moved to approve. Second by Cody Nelson. Motion carried unanimously.

MISCELLANEOUS BUSINESS

BOARD COMMENTS

Sandy Flora asked about the status of fiber installation and expressed concerns about damage to yards. Mayor Werling responded that Broadway Broadband anticipated signing up customers beginning in August. Delays have been incurred in running the main trunk line from Flora. Werling indicated that contact information for BB would be forwarded to Council members.

Dave Weckerly expressed concern about technology issues in the meeting room for the last two sessions. Mayor Werling indicated that the system would be checked out prior to the next meetings.

CLERK-TREASURER COMMENTS

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


PUBLIC COMMENTS

Matt Spidel was on via Zoom and was asked for comments; he was unable to be heard in the room. Debbie Lowe asked if the Delphi Plan Commission was up and running and where people could go for permits. Mayor Werling responded that permit and application forms would be available on the City website and fees were being collected at the Clerk's office. Plan review and inspection services would be provided by Deb Luzier's company.

There being no further public comment, Spencer Kingery moved to adjourn. Second by Cody Nelson. Motion carried unanimously. The meeting adjourned at 6:53 p.m.



Mayor Anita Werling



Clerk-Treasurer, Leanne Aldrich, Attest