

Common Council Meeting– March 2, 2026
2nd floor City Building 6:00 pm
201 S. Union St. Delphi

Council was called to order at 6:00 pm on the second floor of the city building. Live streamed on Youtube and opened with the Pledge of Allegiance.

Roll call was given by clerk/treasurer-Julie Price. Members present: Kamron Yates, Denny Myers, Erin Jubril, Dale Seward and Spencer Kingery. Doyle Moore was absent.

The minutes for February 2, 2026 council meeting were presented for approval. There were no additions or corrections. No discussion for the minutes. Motion to approve the minutes made by Denny Myers seconded by Erin Jubril. Motion carried and passed. (4-0)

Department Head reports were sent to council prior to the meeting for review. With no objection, the reports entered into the minutes were accepted and approved.

Other Business:

None

Unfinished Business:

None

New Business:

Anita Werling and Julia Leahy presented a proposal for a Blight Grant for 402 S. Washington property with funding from the Lily Endowment that would be used for an arts and cultural trail to connect projects from the south of Delphi to the downtown areas. Consensus vote was taken to revisit the proposal with more details in April. Dale Seward was opposed to the proposal due to the funds that have previously been spent on the building and the decision to accept the building by previous administration. He stated that the building should be torn down due to safety reasons. The consensus votes to hear more information in the April meeting were 3 board members in favor of hearing additional information regarding the property and 1 opposition by Dale Seward.

Proposed Ordinance 2026-3 Amendment regarding fire hydrant rental fees paid by owners and private fire protection was presented for approval. The ordinance amends the amounts to equal the total of hydrants divided equally per the budgeted amount. Dale Seward asked about private sprinklers and hydrants for business owners. Clerk-treasurer Price stated that we bill for private hydrant and fire protection, but unsure of the indoor sprinklers, but the ordinance was regarding the budgeted \$220,000.00 divided equally among the 220 hydrants. Motion to approve the ordinance on the second reading made by Spencer Kingery, seconded by Erin Jubril. Motion carried and passed. (4-0)

Proposed Ordinance 2026-03 amendment regarding fire hydrant rental fees paid by owners and private fire protection presented for approval on third and final reading. Motion to approve the ordinance made by Erin Jubril, seconded by Denny Myers. Motion carried and passed. (4-0)

Proposed Ordinance 2026-4 Establishment of Cumulative Capital Fund under Indiana Code 36-9-15.5 was presented for approval. Motion to approve the ordinance made by Spencer Kingery, seconded by Erin Jubril. Mayor Yates stated that this was an ordinance that was presented last spring and approved by council but did not get completed due to publishing errors and advice per AIM to revisit in 2026. It is a way for the city to recapture some of the funding that will be cut from the budget with SB1. Dale Seward asked if this was another tax to which Mayor Yates and Clerk-treasurer Price stated yes with the tax being at a set amount. Dale Seward stated the city needs to tighten the budget, and the city also has 2 one-million-dollar CD's to count on without having to approve any additional taxes. Clerk-Treasurer Price commented that the city only has 1 high yield money market and no CD's but the fire territory has 2 CD's. City attorney Miriam Robeson stated that it will help the city be able to recoup some of the funding lost with SB1 but not a replacement. Denny Myers asked if there was a tax cap with the fund. Clerk-treasurer Price stated that the cap was set for each year. Motion to approve the establishment of the cumulative capital fund approved and passed. (3 Yays, 1 Nay-Dale Seward)

Proposed Ordinance 2026-5 Amending Zoning Maps for the City of Delphi was presented for approval. Scott Wagoner with the Allen White Agency was in attendance to submit information regarding the zoning request. Mr. Wagoner presented the council with the details of the zoning request which included the parcel would be roughly 11 acres rezoned from R1 to R2 with a variance request later if the ordinance passes. The developer for the housing project would like to name it "Oracle Acres". This would be the 1st phase with a possibility of expansion later. Each duplex unit would be 2 beds, 2 baths, 1 garage in the estimated \$220,000.00 range per unit. The units would be built for sale, not rentals with an HOA in place for upkeep and regulations to follow for the housing. Motion to approve the ordinance on the first reading made by Erin Jubril, seconded by Spencer Kingery. Motion carried and passed. (4-0)

Motion to suspend the rules on the first night of introduction for proposed Ordinance 2026-5 made by Spencer Kingery, seconded by Dale Seward. Motion carried and passed. (4-0)

Motion to approve proposed Ordinance 2026-5 on second reading made by Spencer Kingery, seconded by Denny Myers. Motion carried and passed. (4-0)

Motion to approve proposed Ordinance 2026-5 on third and final reading made by Dale Seward, seconded by Erin Jubril. Motion carried and passed. (4-0)

Proposed Ordinance 2026-6 Establishing Airport Funds was presented for approval. Ken Ross was preset to explain to the council that the airport has a need to establish new fund numbers for grants that are going to be issued and deleting other fund numbers that are no longer needed to follow SBOA guidelines. Motion to approve the ordinance made by Spencer Kingery, seconded by Erin Jubril. Motion carried and passed. (4-0)

Motion to suspend the rules on the first night of introduction for Ordinance 2026-6 made by Dale Seward, seconded by Denny Myers. Motion to approve suspending the rules carried and passed. (4-0)

Motion to approve Ordinance 2026-6 on second reading made by Spencer Kingery, seconded by Dale Seward. Motion carried and passed. (4-0)

Motion to approve Ordinance 2026-6 on third and final reading made by Spencer Kingery, seconded by Denny Myers. Motion carried and passed. (4-0)

Proposed Resolution 2026-1 Authorizing the sale of surplus vehicles owned by the City of Delphi was presented for approval. Dale Seward asked if the request to sell surplus was for the red fire truck. It was stated that it was the red bucket truck from the street dept. Mayor Yates stated that Superintendent Lyons was able to acquire a nicely used replacement within reasonable cost. Motion to approve the surplus sale made by Denny Myers, seconded by Erin Jubril. Motion carried and passed. (4-0)

Miscellaneous Business:

Mayor Yates stated that there has been an increase in APRA requests. He let the council know that Clerk's office has received approximately 25 APRA requests from 1/1/25-2/28/26 compared to the 4 received in 2024. He stated that the requests were submitted as follows:

*11 were submitted by John Dietrich of which 5 were submitted in a span of 2 weeks in October, and 4 were submitted within a span of 4 days in January.

*4 were submitted by Kevin Gaskill

*10 were submitted by all other requestors combined

Mayor Yates commented that the excessive number of requests are received, reviewed, and shared with our legal counsel to be sure we are complying with PAC and that the requests are costing the taxpayers legal fees for each request. He stated there has been a folder created that all requests will be shared on the city website for public viewing and knowledge of the requests and to share the information that was requested should someone else need to view the records. He commented that the clerk's office is extremely busy, and the requests will be answered, but that city business and daily operations are the first things that need to be taken care of. Clerk-Treasurer Price commented that while we try to answer in a timely manner, there are things requested that are included in monthly dockets and/or on the city webpage and may not need a request because it is accessible on the website. Mayor Yates wanted to make the council aware of the increase in requests in the last year and the expense for legal fees to complete the request response.

Board Comments:

Dale Seward asked Police Chief Mullin how many officers and phones the police department has. He questioned why the police dept. has 20 phones listed under the department. Chief Mullin responded there are 8 current police officers, and 9 cars and each car has a hot spot so that would double the number.

Mayor Yates stated that the US 25 road closure is in effect to allow for bridge replacement and will remain closed over the next several months. He stated that INDOT has placed signage and alternate routes for traffic.

Clerk/Treasurer Comments:

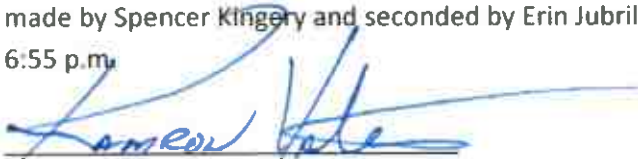
None

Public Comments:

None

Adjournment

Without objection and no other business or comments, the motion to adjourn Common Council was made by Spencer Kingery and seconded by Erin Jubril. Motion carried (4-0) and meeting adjourned at 6:55 p.m.



Mayor Kamron Yates



Julie Price, Attest