

Agenda

Delphi Common Council



Monday October 7, 2024 6:00 P.M.

Live streamed on Delphi Indiana You Tube Channel

<http://www.youtube.com/@delphiindiana491>



I. Calling to Order

II. Pledge of Allegiance

III. Roll Call Clerk Price

IV. Reading & Approval of Minutes

- a. September 2, 2024
- b. September 16, 2024

V. 2025 Budget Public Hearing

VI. Department Reports

VII. Other Business

- a. J&K Communications - Peerless Midwest Inc (Water Dept. Moving Controls contract)
- b. INDOT ROW Acquisition Offer Old SR 25

VIII. Unfinished Business

IX. New Business

- a. Proposed Resolution 2024-19 A Resolution to Transfer Appropriations
- b. Proposed Resolution 2024-20 A Resolution authorizing the sale of Real Property
- c. Proposed Ordinance 2024-14 An Ordinance establishing Fees and Charges collected by the City of Delphi, Indiana for rental of the Delphi Community Center
- d. Proposed Ordinance 2024-15 An Ordinance Amending Ordinance 2023-11 Establishing Salaries for Elected Officials and Appointees of The City of Delphi, Indiana for calendar year 2024.

X. Future Business & Announcements

XI. Miscellaneous Business

- a. Board Comments
- b. Clerk Treasurer Price
- c. Public Comments
- d. Adjournment

The City of Delphi acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. To assist individuals with disabilities who require special services (i.e. sign interpretive service, alternative audio/visual devices, and amanuenses) for participation in or access to City-sponsored public programs, services, and/or meetings, the City asks that individuals make requests for these services at least forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, please contact the City at (765) 564-2097



Common Council – September 3, 2024

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, Spencer Kingery, Denny Myers, Erin Jubril, Doyle Moore. Cody Nelson was late with arrival at 6:01pm after the pledge and roll call.

The minutes from the August 5, 2024 council meeting and August 27, 2024 Council budget workshop were presented for approval. There were no additions, subtractions, deletions, or amendments to the minutes. Motion to accept the minutes was made by Spencer Kingery, second by Erin Jubril. Motion carried and passed. (5-0)

Without objection, the department head reports were given to be submitted in to the minutes.

Other Business:

Council member Erin Jubril commented on public parking and the issues with Union St. and Franklin. After lengthy discussion and suggestions for possible solutions to parking issues including but not limited to, paid parking, parking passes or placards, removal of parking signs, etc. the council decided unanimously to enforce all parking throughout the downtown area and not just on select streets. Erin Jubril agreed to check in to pay parking as a solution possibility.

Unfinished Business:

None

New Business:

Proposed resolution 2024-16; fire territory appropriation of funds. The resolution was presented to council to approve an additional \$5200.00 for internal painting of the fire territory building. Motion to approve resolution made by Spencer Kingery, second by Doyle Moore. Motion carried and passed. (5-0)

Proposed resolution 2024-17; approving transfer of additional funds to Rainy Day for 15% of the general budget. Motion to approve the transfer resolution made by Spencer Kingery, second by Erin Jubril. Motions carried and passed. (5-0)

Future Business:

Mayor Yates announced possible road closures for the trunk or treat. Approval for parking for Franklin and Washington streets during the BOW meeting.

Miscellaneous Business:

Chief LaMar commented that the pre-trial parking for media ran smoothly and is hopeful that the same will occur for the trial in October.

Board Comments:

None

Clerk/Treasurer Comments:

Clerk/treasurer Price commented that citizens can now pay their utility bills up to \$400.00 with cards for no additional charges. After many calls and meetings, the software company decided to work with the City of Delphi and agree to raise the cap from \$100.00 to \$400.00 to benefit the citizens.

Public Comments:

None

Adjournment

Without objection and no other business or comments, the motion to adjourn Common council was made by Spencer Kingery and second by Denny Myers. Motion carried (5-0) and meeting adjourned at 6:55pm.

Mayor Kamron Yates

Julie Price, Attest

Common Council Special Meeting – September 16, 2024

Council was called to order at 6:03 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, Spencer Kingery, Denny Myers, and Doyle Moore. Cody Nelson and Erin Jubril were not present.

Workshop for the budget began with conversation containing additions and deletions of budget items in the fund accounts. Discussion for items made by council members.

Council discussed and decided to possibly hold public hearing for the budget September 26, 2024 with adoption to follow in October.

Adjournment

Without objection and no other business or comments, the motion to adjourn Common council was made by Spencer Kingery and second by Denny Myers. Motion carried (3-0) and meeting adjourned at 6:32pm.

Mayor Kamron Yates

Julie Price, Attest

NOTICE TO TAXPAYERS

The Notice to Taxpayers is available online at www.budgetnotices.in.gov or by calling (888) 739-9826.

Complete details of budget estimates by fund and/or department may be seen by visiting the office of this unit of government at **201 S UNION ST.**

Notice is hereby given to taxpayers of **DELPHI CIVIL CITY, Carroll County, Indiana** that the proper officers of **Delphi Civil City** will conduct a public hearing on the year **2025** budget. Following this meeting, any ten or more taxpayers may object to a budget, tax rate, or tax levy by filing an objection petition with the proper officers of **Delphi Civil City** not more than seven days after the hearing. The objection petition must identify the provisions of the budget, tax rate, or tax levy to which taxpayers object. If a petition is filed, **Delphi Civil City** shall adopt with the budget a finding concerning the objections in the petition and testimony presented. Following the aforementioned hearing, the proper officers of **Delphi Civil City** will meet to adopt the following budget:

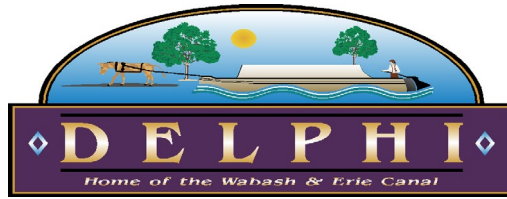
Public Hearing Date	Monday, October 7, 2024
Public Hearing Time	6:00 PM
Public Hearing Location	201 S UNION ST 2ND FLOOR

Adoption Meeting Date	Thursday, October 17, 2024
Adoption Meeting Time	6:30 PM
Adoption Meeting Location	201 S. UNION ST 2ND FLOOR

Estimated Civil Max Levy	\$1,298,081
Est. Fire Territory Max Levy	\$154,083
Property Tax Cap Credit Estimate	\$145,300

1 Fund Name	2 Budget Estimate	3 Maximum Estimated Funds to be Raised (including appeals and levies exempt from maximum levy limitations)	4 Excessive Levy Appeals	5 Current Tax Levy	6 Levy Percentage Difference (Column 3 / Column 5)
0005-CASINO/RIVERBOAT	\$15,000	\$0	\$0	\$0	
0061-RAINY DAY	\$873,020	\$0	\$0	\$0	
0101-GENERAL	\$3,696,008	\$1,298,016	\$0	\$1,298,016	0.00%
0342-POLICE PENSION	\$16,466	\$0	\$0	\$0	
0706-LOCAL ROAD & STREET	\$21,185	\$0	\$0	\$0	
0708-MOTOR VEHICLE HIGHWAY	\$696,000	\$808,726	\$0	\$0	
2379-CUMULATIVE CAPITAL IMP (CIG TAX)	\$7,500	\$0	\$0	\$0	
2402-ECONOMIC DEVELOPMENT	\$272,601	\$0	\$0	\$0	
6402-TRASH / SANITATION - OPERATING	\$182,977	\$0	\$0	\$0	
8604-SPECIAL FIRE PROTECTION TERRITORY GENERAL	\$234,590	\$168,865	\$15,000	\$153,865	9.75%

8692-SPECIAL FIRE PROTECTION TERRITORY EQUIPMENT REPLACE	\$60,000	\$82,411	\$0	\$82,411	0.00%
9500-CODE ENFORCEMENT	\$7,500	\$0	\$0	\$0	
9501-UNSAFE BUILDINGS	\$10,000	\$0	\$0	\$0	
9502-ARP GRANT	\$180,949	\$0	\$0	\$0	
9503-LOIT SPECIAL DISTRIBUTION	\$0	\$0	\$0	\$0	
Totals	\$6,273,796	\$2,358,018	\$15,000	\$1,534,292	



Street & Parks Department September Highlights

- Daily Duties
- Cleaned up RR crossings
- Cleaned storm drains
- Patched potholes
- Power washed BSC
- Removed a fallen tree in the roadway on Illinois St
- Removed two unsafe trees on Indiana St
- Bowen Estates – Atlas has 3 crews onsite installing Water main, Sewer Main, and Storm. We had Accu-Dig run a camera through the storm line the Bowen addition is to tie into to verify the condition of the pipe and we found it to be deficient and are waiting on a price to install new.
- Midwest finally came in to take care of the weeds in the yards on the CCMG 2023-1 (Indiana & Union). Should be reseeding this week.
- The vehicles that were deemed misc. surplus were sold at auction
- We will be transitioning over from yard waste to leaf pick up on October 7th.

DELPHI WASTEWATER PLANT
PROTECTING THE ENVIRONMENT
2251 N. State Road #25
DELPHI, IN 46923

PLANT SUPERINTENDENT
RICHARD W. VANSICKLE
Phone 765 564-2313
Email delphiwwtp@gmail.com

October 2024

Fuel Consumption (Gallons)

January - 22.7
February - 20.6
March - 22.6
April - 47.7
May - 57.0
June - 75.1
July - 67.6
August -
September - 62.6

YEAR - 375.9

Wastewater Treated (Gallons)

January - 35,497,000
February - 32,167,000
March - 34,860,000
April - 41,138,000
May - 27,305,000
June - 25,498,000
July - 27,916,000
August -
September - 26,976,000

YEAR 251,357,000

NOTE: Numbers for August not included

Bio – Solids Pressed and Land Applied (Merrell Bros.)
YEAR – 350 Cubic Yards

Chlorine Usage (Pounds)
YEAR – 9,238

Sulfur Dioxide Usage (Pounds)
YEAR – 7,600

Sodium Aluminate Usage (Gallons)
YEAR – 11,160

HIGHLIGHTS

- 1, Merrell Bros. hauled approximately 90,000 gallons of bio-solids during September.
2. Dave Hicks was hired and began working on 9/19/24.
3. Most of the employees time, apart from necessary everyday chores, has been spent fighting the foaming issues we have dealt with since July.
4. Clarifier work continues. Line tie-ins will happen within the next few weeks.

Delphi Police Department Report for September 2024
Mayor Yates, Members of the Board of Works and Common Council

DPD Officers have been enforcing 2 hour parking downtown. Parking for businesses has been freed up. Spaces fill up and empty out as designed throughout the day. Courthouse employees have found and utilized unrestricted parking spaces as well as the Regions Bank parking lot. The County parking lot at Franklin St/Wabash St still remains empty most of the time.

Officer Martin was formally sworn in. He has been released from the FTO Program and is assigned to 1pm-1am shift.

Officer Wilson participated in the Remember Officer Noah Foundation car show in Elwood, IN. The foundation funded 1 of our ballistic windshields and the car show is a fundraiser to purchase additional ballistic windshields. Mayor Yates and Chief LaMar also attended.

Officer Reef and Officer Wilson participated in the line of duty death escort for Newton County Sheriff's Office Cpl Schreiber.

2 coolers wrapped and put in to service. Coolers and wraps purchased with Opioid Settlement unrestricted funds. These were wrapped locally at Skyline Designs.

Queso with a Cop was held at El Rinconcito. Multiple Officers were on hand to answer questions. The golf cart and new coolers were on display as well.

Officer McLeland and Community Corrections Officer Schimmel were presented with life saving awards in reference to a call on 06-30-24.

Carroll County Community Corrections created a brochure for the driver's reinstatement program at the request of DPD. Officers carry these brochures in their squad cars to provide to suspended drivers.

Awaiting the arrival of the 8th ballistic windshield.

7 of 8 in car camera systems have been installed. These cameras include a front evidence camera, front ALPR camera, and prisoner transport camera. This system pairs with our body cameras with the car camera being able to activate the body camera as well as other surrounding body cameras.

8 in car cameras, 6 ballistic windshields, and 2 Flock cameras were funded by the JAG grant. We posted information on social media about our Lexipol Grant Writing Services contract and cost, equipment costs, and grant award amount.

****Stats through 08/28/2024****

Arrests: 27 (Aug 31, July 40, June 30, May 19, April 18, March 17, Feb 11, Jan 10)

Calls for Service: 948 (Aug 859, July 831, June 687, May 682, April 511, March 604, Feb 677, Jan 456)

Incident Reports: 56 (Aug 41, July 53, June 66, May 51, April 50, March 40, Feb 37, Jan 45)

Vehicle Stops: 455 (Aug 433, July 342, June 332, May 283, April 198, March 181, Feb 307, Jan 224)

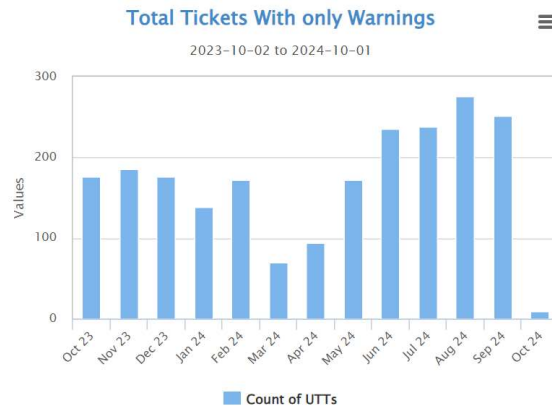
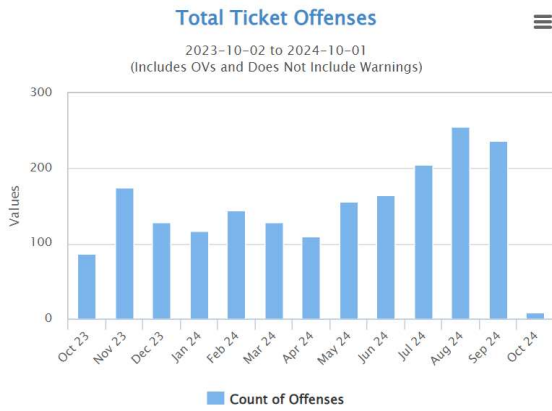
Citations: 193 (Aug 194, July 147, June 123, May 108, April 90, March 105, Feb 134, Jan 96)

Warnings: 303 (Aug 319, July 262, June 206, May 176, April 113, March 101, Feb 227, Jan 169)

Miles driven: 8,813

Individual breakdown:

LaMar: 0 reports, 5 tickets, 2 warnings (injured)
 Deckard: 2 reports, 1 misd arrest, 9 tickets, 17 warnings
 Parkinson: 0 reports, 1 ticket, 8 warnings (vacation)
 Wilson: 4 reports, 1 felony arrest, 58 tickets, 53 warnings
 McLeland: 6 reports, 5 misd arrests, 14 tickets, 20 warnings
 Dennis: 23 reports, 2 felony arrests, 12 misd arrests, 87 tickets, 136 warnings
 Reef: 9 reports, 1 felony arrest, 2 misd arrests, 6 tickets, 19 warnings
 Hobson: 3 reports, 2 misd arrest, 5 tickets, 25 warnings
 Martin: 9 reports, 1 misd arrest, 8 tickets, 23 warnings



Parks & Trails Liaison Report by Officer Wilson:

Deputy Yoder arrested a male with drugs by the blue bridge behind Pizza Hut, Sgt. Deckard assisted. Sgt. Deckard handed out water bottles to the cross-country team while they were on the trails. Officer Wilson attended a parks board meeting on September 11th. Officer Wilson attended canal closing day on September 14th. I rode on the canal boat and handed stickers to kids. Movie in the park was canceled due to weather. Overall, there were approximately 24 hours of logged patrols on the trails and parks with the department golf cart. The Delphi Police Department is conducting daily extra patrols in all city parks. Golf cart miles driven: 72

Schools Liaison Report by Officer Reef:

I was able to see that we had 60 foot patrols for the month of September. I cannot pull traffic stop numbers with dispositions however. I would either need ECWS stats for this or for us to start logging our stops daily in the school zone on our own end. Seems to be an issue with how dispatch enters them.

Sincerely,
 Nate LaMar, Chief of Police

City of Delphi Water Works

BOW and Council Meeting

10/7/2024

Highlights

- Read meters.
- Sent out 4 each Fluoride and Bacti Samples
- Total Gallons pumped 33.571 million gallons
- 135 Locate Requests
- 42 Daily Service Calls
- Daily checking of High and continuous consumption users (70 total for the month)
- Daily checking of meter communication alarms (71 total for the month)
- Cleaned Trees up from storms at Well Field
- Collected Annual IOC, VOC, and nitrate samples at Aeration plant
- Collected Annual SOC, and Nitrate samples at Wells 4 and 7
- Buried drains and downspouts at new shop
- Dug up Man hole at 901 Prince William for camera company for new subdivision
- Weekly Mowing and Weed whacking.
- Vehicle Maintenance
- Dug up Fire Hydrant at Wilson and Adams to be replaced
- Peerless Midwest inspected our Aerators. No repairs are needed at this time.

Union and Indiana Street Project:

Union Street water project is complete. Indiana Street water project is complete.

Thank you,

Craig A. Myers

Water Superintendent

DELPHI MUNICIPAL AIRPORT
BOARD OF AVIATION COMMISSIONERS
AUGUST 8, 2024
MINUTES

The Board of Aviation Commissioners meeting was called to order by President Larry Gruber at 7:00 PM in the Delphi Municipal Airport conference room, August 8, 2024.

Members participating were Larry Gruber, Ronda Cassens and Jim Yost

Members absent: Brent Flory, Ethan Beery

Guests were Doyle Moore and Ed Nagle

APPROVAL OF MINUTES

The minutes of the July Meeting were reviewed and corrected.

A motion was made to approved the minutes as corrected by Larry Gruber and

Seconded by Ronda Cassens

Larry Gruber YES

Ronda Cassens YES

Jim Yost YES

REVIEW FINANCIAL REPORT

Financial reports were reviewed and discussed

ENGINEERS REPORT

Ken Ross presented his report via call in

Ken reported that the grant for the Master Plan – Part A is in the first phase. The FAA has the final application and will be issuing the the funds shortly.

The FAA planner requested some minor revisions to the scope of the Master Plan. With some added effort the hours and fee were able to be kept the same with lowering the fee to cover the cost of the Independent Fee Estimate by a third party consultant.

Ken noted that because the FAA cannot write multi-year grants this year the program will be covered in two separate grants.

Two invoices were presented for board information as this work had been previously approved by the board. One invoice was for the cost of the appraisal effort which will be paid from the Hangar Rotary Fund 2523 and the second was for the runway pavement marking and this should be paid from the FAA Grant 2577.

MANAGERS REPORT

I talked with Tracy Porter about the condition of the trailer they have parked behind the hangar. On Monday, July 29, 2024, I received the following response through a text message:

“Got you message we will get it moved in the next two weeks”

Two hangars have been rented, Dave Edwards, who passed away in May has been rented and the storage area 4-9 on the west end of the tee hangar, which was previously used only for storage was able to be rented to store a Gyro-copter.

I reached out to Fuelmaster about the possibility of changing our phone service on the credit card reader to a cell phone, the only way that would be possible would be to completely replace the card reader which has a cost of \$14,850.00. At this point it was decided to continue with the current setup.

OLD BUSINESS

None

NEW BUSINESS

NONE

OTHER BUSINESS

There being no further business the meeting was adjourned at 7:35 PM

NEXT MEETING
SEPTEMBER 12, 2024

J & K Communications, Inc.

Phone: (260) 244-7975
Fax: (260) 244-3253
222 South Tower View Drive
Columbia City, IN 46725-8799



Quote

No.: **59760**
Date: 9/13/2024

Prepared for:
Craig Myers (765) 564-0087
Delphi, City of
201 S. Union Street
Delphi, IN 46923 U.S.A.

Prepared by: Jon A. Shew II
Account No.: 108088
Phone: (765) 564-2097
Fax: (765) 564-3273

Quantity Description

CITY OF DELPHI, IN - SCADA RADIO SYSTEM REDESIGN--

DEER CREEK EWT--

- 1 ORBIT ECR, UNLICENSED, 900MHZ, NO MEDIA, 1 ETHERNET, 1 SERIAL, DIN MT
- 1 MOXA ETHERNET SWITCH,5 PORT,UNMANAGED,FULL GIGABIT,5 FAST TP PORTS,-40 to 75C
- 2 PATCH CABLE, CAT5E, 1FT, YELLOW, BOOTED
- 1 PATCH CABLE,CAT5E,3FT,YELLOW,BOOTED, 082-603
- 1.50 PROGRAMMING AND UPDATE FIRMWARE
- 1 SOLA,POWER SUPPLY 115/230 VAC-24VDC, 2.5A DIN RAIL MT

MOUNT POWER SUPPLY ON EXISTING DIN RAIL AND POWER BOTH RADIOS FROM IT.

- 10.00 WIRE, STRNDED TFFN, 16 GUAGE, BLUE
- 3.00 WIRE, STRNDED THHN, 12 GUAGE, WHITE
- 3.00 WIRE, STRNDED THHN, 12 GUAGE, GREEN
- 3.00 WIRE, STRNDED THHN, 12 GUAGE, BLACK
- 1 DIN RAIL, (PER FT)
- 1 DIN RAIL MOUNT, for ORBIT ECR SERIES RADIO (FOR EXISTING RADIO)
- 2 JUMPER,RG142, 3 FT.,TNC-MALE to N-MALE
- 3 JUMPER,RG142,3 FT.,N-MALE to N-MALE
- 1 JUMPER, 1/2 INCH HELIAX, 3', N-MALE TO N-MALE
- 2 ADAPTER, BARREL, N FEMALE, BULKHEAD
- 2 LIGHTNING ARRESTOR, 125-1000 MHZ BULKHEAD
- 1 DIN RAIL MOUNT, FOR BANDPASS FILTER
- 1 BANDPASS FILTER, 902-927MHZ SPREAD SPECTRUM (MOUNT IN PLC ENCLOSURE)
- 1 BP FILTER, 4", 900 LICENSED, 19" MOUNT
BP DUPLEXER 806-960MHz, 19" MOUNT
CONFIG REV: 121624.0
- 1 ENCLOSURE,HOFFMAN,16 in L x 12 in W x 6 in D, NEMA 12/IP65 NEMA Rating, Steel,nVENT
- 2 CONNECTOR, N-MALE, FOR 7/8" AVA5-50 SERIES CABLE

******WILL REPROGRAM RADIO AS AP AND FLIP FREQUENCIES AFTER WELL 5/PLANT IS BUILT******

Quantity Description

- 2 CONNECTOR, N-FEMALE, FOR 7/8" AVA5-50 SERIES CABLE
- 160 CABLE,COAX,HELIAX,7/8in FOAM, 50 OHM
- 160 CABLE,COAX,HELIAX,7/8in FOAM, 50 OHM
- 18 ANGLE ADAPTER, 3/4IN HOLE SNAP-INS, SS SST
- 36 HANGER, SNAP-IN 7/8 INCH (STACKABLE) SS (PRICED AS EA)
- 14 HANGER, BAIL-STYLE 7/8 INCH HELIAX STAINLESS
- 2 HOISTING GRIP, 7/8 INCH, PRE-LACED (SLIP-ON)
- 2 HOISTING GRIP, 7/8 INCH, LACE-UP

1.00 MISC HARDWARE

- 2 ENTRANCE TUBE, 1-1/4IN X 9IN (SLEEVE BLOCK)
- 1 ENTRANCE PANEL, 4IN, 1-HOLE, 7inX7in
- 1 ENTRANCE BOOT ASSEMBLY, 4 INCH, 2 HOLE, FOR 7/8" COAX
- 4 GROUNDING KIT 7/8 INCH CLIP-ON W/ 5 FOOT LEAD
- 2 BEAM CLAMP, ANGLE ADAPTER,3/8 INTTHREAD HOLE
- 1 CLAMP SET, PIPE TO PIPE, STANDARD SADDLES, FOR 1.5IN TO 3.5IN DIA PIPE
- 7 PIPE, 2 INCH ALUMINUM, SCHEDULE 80, PER FOOT
- 2 STATI-CAT LIGHTNING SYSTEM COMPONENT
- 2 VAPOR WRAP KIT FOR ANTENNA INSTALLATION
- 2 JUMPER, 1/2 INCH HELIAX, 10', N-MALE TO N-MALE
- 3 ROUND MEMBER ADAPTER, 2IN TO 3IN
- 4 HANGER, BAIL STYLE 1/2 INCH HELIAX, 304 SS

*******PUT THE REMOTE RADIO ON THE NEW OMNI-DIRECTIONAL ANTENNA AND REMOVE THE EXISTING YAGI ON THE CATWALK*******

- 1 ANTENNA, YAGI, 898-960MHZ, 12DBI, 7 ELEMENT, N-FEMALE (HORIZONTALLY POLARIZED)
- 1 ANTENNA, OMNI, 890-960MHZ, 9 DB, N-FEMALE

INCLUDES LABOR, TRAVEL AND EXPENSES TO INSTALL THE ABOVE LISTED EQUIPMENT--

WELL # 5 POLLING REMOTE--

- 1 ORBIT ECR, UNLICENSED, 900MHZ, NO MEDIA, 1 ETHERNET, 1 SERIAL, STANDARD MT
- 1 LIGHTNING ARRESTOR, 125-1000 MHZ BULKHEAD
- 2 CONNECTOR, 1/2 INCH N- MALE, POSITIVE STOP
- 60 HELIAX, 1/2 INCH FOAM DIELECTRIC
- 1.00 MISC HARDWARE
- 10 HANGER, BAIL STYLE 1/2 INCH HELIAX, 304 SS

Quantity Description

- 1 GROUND KIT, 1/2 INCH CLIP ON
- 2 CLAMP, TOWER LEG 1-1/4 INCH TO 2 INCH (J2BB)
- 1 GROUNDING, FOR POLE OR BUILDING (5/8" X 10' ROD)
- 2 ENTRANCE PANEL, 4IN, 1-HOLE, 7inX7in
- 2 ENTRANCE BOOT ASSEMBLY, 4 INCH, 1 HOLE, FOR 1/2" COAX
- 2 5/8" HOLLOW WALL MOUNT HARDWARE KIT
- 2 BRACKET,WALL MOUNT (S.S.) 4IN STAND-OFF
- 1 MAST PIPE, 30FT (SPECIAL BUILD)
- 1 WEATHERHEAD 2", WITH BUSHING, 1-1/2 INCH GREY PVC
- 1 CLAMP, LIGHTNING SPIKE, 1.5"-2", ALUMINUM WITH BRASS SWIVEL
- 1 LIGHTNING ROD, 24 INCH X 1/2 INCH, ALUMINUM SPIKE
- 1 VAPOR WRAP KIT FOR ANTENNA INSTALLATION
- 1 ANTENNA, YAGI, 898-960MHZ, 12DBI, 7 ELEMENT, N-FEMALE (HORIZONTALLY POLARIZED)

INCLUDES LABOR, TRAVEL AND EXPENSES TO INSTALL THE ABOVE LISTED EQUIPMENT--

IPC EWT--

******CUSTOMER TO PROVIDE RADIO******

- 1.00 PROGRAMMING
 - 1 JUMPER, RG142, 3 FT., TNC-MALE to N-MALE
 - 1 LIGHTNING ARRESTOR, 125-1000 MHZ BULKHEAD
 - 2 CONNECTOR, 1/2 INCH N- MALE, POSITIVE STOP
- 200 HELIAX, 1/2 INCH FOAM DIELECTRIC
 - 5 HANGER, BAIL STYLE 1/2 INCH HELIAX, 304 SS
 - 1 ENTRANCE PANEL, 4IN, 1-HOLE, 5inX5in
 - 1 ENTRANCE BOOT ASSEMBLY, 4 INCH, 1 HOLE, FOR 1/2" COAX
 - 1 GUY WIRE KIT, UNIVERSAL, FOR WOOD, BLOCK OR STEEL
 - 2 BEAM CLAMP, ANGLE ADAPTER, 3/8 INTHREAD HOLE
 - 2 GROUND KIT, 1/2 INCH CLIP ON
 - 1 ENTRANCE TUBE, 1-1/4IN X 9IN (SLEEVE BLOCK)
- 1.00 MISC HARDWARE
 - 1 HOISTING GRIP, 1/2 INCH, LACE-UP
 - 1 HOISTING GRIP, 1/2 INCH, PRE-LACED (SLIP-ON)
 - 1 MAKE A CLAMP KIT W/ 100' BAND, 25 ADJUSTABLE FASTENER
 - 30 ANGLE ADAPTER, 3/4IN HOLE SNAP-INS, SS SST

Quote

No.: **59760**

Date: 9/13/2024

Quantity Description

- 30 HANGER, SNAP-IN 1/2 INCH (STACKABLE) SS
- 2 ROUND MEMBER ADAPTER, 2IN TO 3IN
- 7 ROUND MEMBER ADAPTER, 1IN TO 2IN
- 15 HANGER, BAIL STYLE 1/2 INCH HELIAX, 304 SS
- 5 PIPE, 2 INCH ALUMINUM, SCHEDULE 80, PER FOOT
- 1 CLAMP SET, PIPE TO PIPE, STANDARD SADDLES, FOR 1.5IN TO 3.5IN DIA PIPE
- 1 CLAMP, LIGHTNING SPIKE, 1.5"-2", ALUMINUM WITH BRASS SWIVEL
- 1 LIGHTNING ROD, 24 INCH X 1/2 INCH, ALUMINUM SPIKE
- 1 VAPOR WRAP KIT FOR ANTENNA INSTALLATION
- 1 ANTENNA, YAGI, 898-960MHZ, 12DBI, 7 ELEMENT, N-FEMALE

INCLUDES LABOR, TRAVEL AND EXPENSES TO INSTALL THE ABOVE LISTED EQUIPMENT--

RE-AIM ANTENNAS AND UPDATE FIRMWARE AT 6 REMOTE SITES--

- **Armory Booster Station**
- **Hilltop E.W.T.**
- **Wells 1,2 & 3**
- **New Well #3**
- **Well #4**
- **Well #7**

Your Price: **\$61,784.92**

Total: **\$61,784.92**

Prices are firm until 9/28/2024

Terms: Net 30

Prepared by: Jon A. Shew II, jshewii@jkcomm.com

Date: 9/13/2024

DEER CREEK EWT:

J&K WILL INSTALL A 9 DBD GAIN, 900 MHZ, OMNI-DIRECTIONAL ANTENNA ON A SCH 80, 2" x 7', ALUMINUM MAST PIPE AND A YAGI ANTENNA, HORIZONTALLY POLARIZED, BELOW THE OMNI-DIRECTIONAL ANTENNA AND DIRECTED TO WELL 5. THE MAST PIPE WILL BE SECURED HANDRAIL ON TOP OF THE TANK WITH A GALVANIZED CLAMP SET. A 1/2" HELIAX JUMPER WILL BE INSTALLED BETWEEN THE ANTENNAS AND THE 7/8" HELIAX CABLE THE 7/8" HELIAX CABLES WILL BE INSTALLED DOWN THE TANK TO THE HORIZONTAL LADDER SUPPORTS WITH STAINLESS STEEL BEAM CLAMPS AND SNAP-IN HANGERS. THE HELIAX WILL BE SUPPORTED FROM THE TANK TO THE SHELTER WITH THE EXISTING GUY WIRE AND ENTER THE BUILDING THROUGH A WALL MOUNT ENTRANCE BOOT. THE HELIAX WILL BE TERMINATED TO A BULKHEAD POLYPHASER IN THE NEWLY INSTALLED RF FILTER ENCLOSURE FOR THE LICENSED AP AND TO A BULKHEAD POLYPHASER IN THE PLC ENCLOSURE FOR THE SPREAD SPECTRUM RADIO.

A 1/2" HELIAX JUMPER WILL BE INSTALLED BETWEEN THE RF FILTER ENCLOSURE AND THE EXISTING RADIO/PLC ENCLOSURE THROUGH BULKHEAD N-FEMALE BARRELS.

THE REMOTE RADIO WILL BE CONNECTED TO THE NEW OMNI-DIRECTIONAL ANTENNA AND J&K WILL REMOVE THE EXISTING YAGI ANTENNA SYSTEM FROM THE CATWALK

WELL #5 POLLING REMOTE:

J&K WILL INSTALL A 900 MHZ, 10 DBD GAIN, YAGI ANTENNA ON A SCH 80, 2" TO 1-1/2" X 30' ALUMINUM MAST PIPE. THE MAST PIPE WILL BE SECURED TO THE BUILDING WITH TWO 4" STAINLESS STEEL WALL MOUNT BRACKETS. THE 1/2" HELIAX WILL BE ROUTED THROUGH THE MAST PIPE AND ENTER THE BUILDING THROUGH WALL MOUNT ENTRANCE BOOTS. THE HELIAX WILL BE SECURED TO THE WALL WITH STAINLESS STEEL BAIL HANGERS AND TERMINATED TO A NEW BULKHEAD POLYPHASER INSTALLED IN THE EXISTING PLC/RADIO ENCLOSURE.

THE EXISTING ANTENNA SYSTEM WILL BE ABANDONED, DUE TO THE LENGTH OF THE COAX AND THE TYPE OF COAX.

IT WILL BE THE RESPONSIBILITY OF OTHERS TO INTERFACE THE RADIO TO THE FIBER NETWORK.

IPC TANK--

A NEW 10 DBD GAIN, 900 MHZ, YAGI ANTENNA WILL BE INSTALL ON THE HANDRAIL (ABOUT 20 FT, TO THE RIGHT OF THE LADDER) ON A SCH 80, 2" x 5", ALUMINUM MAST PIPE. THE ANTENNA WILL BE DIRECTED TO THE DEER CREEK TANK. THE 1/2" HELIAX WILL BE SECURED TO THE HANDRAIL AND DOWN THE TANK TO THE HORIZONTAL LADDER SUPPORTS WITH STAINLESS STEEL HARDWARE DOWN TO THE BOTTOM HORIZONTAL TANK SUPPORT. THE HELIAX WILL BE SECURED TO TWO OF THE HORIZONTAL TANK SUPPORTS WITH STAINLESS STEEL HARDWARE OVER TO THE LEG THE GUY WIRE IS ON. THE HELIAX WILL BE SECURED DOWN THE LEG TO THE GUY WIRE WITH STAINLESS STEEL BANDING AND HANGERS. THE GUY WIRE WILL BE REPLACED AND WILL ENTER THE BUILDING THROUGH A WALL MOUNT ENTRANCE BOOT AND TERMINATED THE THE EXISTING PLC/RADIO ENCLOSURE. THE CUSTOMER WILL PROVIDE ONE OF THE SPARE RADIOS TO REPLACE THE DIGI SERIAL RADIO.

WAIT TO THE VERY END OF THE INSTALLATION BEFORE REPLACING THE DIGI RADIO, THEN REMOVE THE OLD ANTENNA SYSTEM.

*****SEQUENCE OF EVENTS*****

ALL RADIOS TO HAVE EXISTING FIRMWARE (8.3.3) UPDATED TO THE LATEST, DELETE TERMINAL SERVICE, ENABLE FEC AND USE ADVANCED MODE.

BUILD DEER CREEK TANK FIRST, PUT REMOTE LN9 ON OMNI-DIRECTIONAL ANTENNA AND REMOVE EXISTING YAGI AND

Quote

No.: **59760**

Date: 9/13/2024

CABLE., POWER SS RADIO. NEXT, BUILD WELL 5/PLANT AND ESTABLISH LINK TO DEER CREEK. THE NEXT DAY POWER DOWN LICENSED AP AT CITY BUILDING, RETRIVE RADIO, THEN AT DEER CREEK, REPROGRAM THE REMOTE TO AN AP, FLIP FREQUENCIES, UPDATE FIRMWARE AND THEN REAIM ANTENNAS AND UPDATE FIRMWARE AT ARMORY BS, WELLS 1,2 &3, NEW WELL 3, WELL 4 AND WELL 7.

THE DIGI SERIAL LINK BETWEEN ARMORY BS AND THE IPC TANK NEEDS TO STAY IN PLACE UNTIL THE IPC TANK IS BUILT (WHICH WILL BE DONE LAST).

Accepted by: _____ **Date:** _____

Disclaimer

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Note: This proposal may be withdrawn by us if not accepted within 15 days.

Due to continued challenges across supplier networks as well as increasing logistics costs, J&K's product pricing and freight charges are subject to change at any time without prior notice.

We have redesigned our website... www.jkcomm.com, take a look and let us know what you think!



Mishawaka, IN / 574.254.9050
Tipton, IN / 317.896.2987
Ionia, MI / 616.527.0050
Fenton, MI / 810.215.1295
Lombard, IL / 630.708.3212
Boulder, CO / 574.286.0765
Littleton, CO / 303.968.7920

September 13, 2024

Craig Myers, Superintendent
Delphi Water Works
201 S. Union Street – City Hall
Delphi, IN 46923

Emailed to: water@cityofdelphi.org

RE: Moving the Controls

Dear Mr. Myers,

J & K will give you a quote directly for moving the tower, the antennas, and running the cable up to the top of the tower and in the building. We will integrate it back into the controls. The cost for our integrating is **\$7,200**.

Should you have any questions concerning this quote, or if I may be of any further assistance, please do not hesitate to contact me on my cell phone – (317) 695-9221, or via email.

Sincerely,

PEERLESS-MIDWEST, INC.

Tim Hill
Project Manager

AEM

TERMS & ACCEPTANCE

As a benefit to you, Peerless-Midwest, Inc. (PMI) has developed the ideas and concepts and special techniques detailed in this proposal/quotation dated September 13, 2024. These are considered by PMI to be confidential and proprietary and remain the sole property of PMI. They shall not be used in any way or manner detrimental to the interests of PMI.

City of Delphi, and its agents and representatives, acknowledge and agree to honor our proprietary right to the contents of this proposal/quotation and refrain from disclosing such content or any information to any third party, without the prior written consent of PMI. Any unauthorized use of these ideas and concepts is strictly prohibited.

TERMS

All pricing is based upon acceptance within 30 days of this date and may be modified if not accepted within 30 days. Quoted prices do not include Indiana state sales tax on materials, which will be itemized separately from labor and service when the work is billed.

Terms are net, not subject to discount, and invoices are to be paid in full without retainage within 30 days of presentation. All invoices not paid within 30 days will be subject to 2% per month service and handling fees, plus any court and/or attorney fees required for collection.

ACCEPTED this _____ day of _____, 2024.

By: _____ For: Delphi, IN

Printed Name: _____ Title: _____

Quote - Moving the Controls



INDIANA DEPARTMENT OF TRANSPORTATION

Driving Indiana's Economic Growth

100 North Senate Avenue
Room N758-RE
Indianapolis, Indiana 46204

Eric Holcomb, Governor
Michael Smith, Commissioner

August 14, 2024

City of Delphi
201 S. Union Street
Delphi, IN 46923

RE: Project: 1800104
 Code: 7058
 Parcel: 4
 County: Carroll

Dear Property Owner:

SCOPE OF THE PROJECT

The Indiana Department of Transportation (INDOT) has undertaken a bridge replacement project in Carroll County known as project 1800104, Code 7058. The project is located along Old SR 25, approximately 0.67 miles South of US 421.

This project is to replace the existing bridge, which carries Old SR 25 over Deer Creek. The new structure will be a composite prestressed concrete hybrid bulb-tee bridge with three spans and a 47'4" clear roadway. The project will include pavement replacement within the project area with two 12' travel lanes, 6' shoulders, new guardrail installation and 3:1 side slopes.

NECESSITY FOR THE PROJECT

The necessity for this project is to replace the existing structure over Old SR 25. Prior to 1960, INDOT acquired right of way by easement grant. The grant provided for the use of property as right of way with reversionary rights to the owner upon abandonment. These grants were not always recorded, sometimes recorded years later, and some counties refused to record them at all. This right of way purchased prior to 1960 and now under pavement is known as PER or Presently Existing Right-of-Way. Because of the ambiguities of the previous system of right of way acquisition, the need was identified to acquire right of way in fee simple, without reversionary rights and the right of way acquisitions become part of the permanent records maintained in each county.

EFFECT ON THE PROPERTY & OWNERSHIP RIGHTS

In order to accommodate the planned improvements, the State needs a partial acquisition of your property, containing approximately 0.999 acres of fee simple right of way, and is referenced as Parcel 4. That area includes 0.141 acre of previously existing right-of-way. A plan sheet is enclosed showing the required area. The needed area has been highlighted. The measurements are taken from the legal description included with the attached deed and/or easement.

TERMS OF THE OFFER

Enclosed are the following State documents:

1. *Uniform Property and/or Easement Acquisition Offer; **
2. *FMV Evaluation: Waiver Valuation with Statement of the Basis for Just Compensation;*
3. *Private Appraisal Letter; ***
4. *Plan Sheet;*
5. *Acceptance of Offer (signature and notary required);*
6. *Warranty Deed with Legal Description (signature and notary required);*
7. *Claim Vouchers (signature required);*
8. *W-9's (signature required);*
9. *ACH form for direct deposit (optional);*
10. *Title IV ADA Survey (optional).*

Should you decide to accept the State's offer, the following documents will need to be returned to me as follows in the prepaid envelope enclosed:

1. Pg 4 of Uniform Property and/or Easement Acquisition Offer
I.e.: Acceptance of Offer (signature and notary required)
2. Warranty Deed (signature and notary required)
3. A copy of the Board of Public Works minutes approving the right-of-way purchase to INDOT.
4. Claim Voucher (signature required)
5. W-9 form (signature required)
6. ACH form if direct deposit is chosen (filled out w/ signature)
7. Title IV survey (filled out)

Due to recording requirements, all NOTARY seals must be WET STAMP. Please do not accept RAISED NOTARY seals on these documents.

*Your legal options with this offer are explained on pages two (2) and three (3) of the Uniform Property and / or Easement Acquisition Offer. Also attached are copies of page four (4) Acceptance of Offer and Deed/Easement with Legal Description.

The State's offer is \$2,200.00 for the land & land improvements, consisting of naturally occurring vegetation. INDOT arrived at the values for your property using standard appraisal methods and practices authorized under law. In accordance with Indiana Code 32-24-1, you have thirty (30) days from the date that you receive this offer to either accept or reject it. **Payment will be made within 90 days of INDOT obtaining clear title/after legal claim approval.**

If there are personal items located in the proposed right-of-way that need to be relocated for which the owner has been compensated cost-to-cure damages, it is the responsibility of the property owner to have such items relocated within 30 days of receipt of payment. Additionally, if there are land improvements or building improvements (i.e., landscaping, trees, buildings, etc.) located within the acquisition area(s) that are proposed to be purchased by the State which the owner would like to retain, I would be glad to discuss the procedure for retaining improvements.

The Owner's Private Appraisal Letter is a brief letter that explains the forms of acceptable evidence for placing value on right-of-way areas the state acquires for public improvement projects. If you disagree with the valuation placed on your property, you have the right to submit evidence of valuation at your expense. Please understand, once your evidence of value is submitted, there is no guarantee of a change in value.

Additionally, I have included a Release Quit Claim Deed in reference to a private easement between Robbins property and the City of Delphi. This area is identified as Parcel 5A. The portion of this easement within the proposed right-of-way will need to be released.

After you have had the opportunity to review the State's offer and have come to a decision, please contact me and I will answer any questions you may have and set up a time to get together and sign and notarize the needed documents. You can contact me at 317-522-2489, or email jgardner@usiconsultants.com. Thank you for your time and consideration.

Sincerely,



Jacob Gardner
Land Agent for the INDOT



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758-RE
Indianapolis, Indiana 46204

Eric Holcomb, Governor
Michael Smith, Commissioner

TO City of Delphi
201 S. Union Street
Delphi, IN 46923

Date: August 14, 2024

PROJECT: 1800104
CODE: 7058 PARCEL: 4
ROAD: Old SR 25
COUNTY: Carroll

Dear Property Owner(s):

It is the policy of the Indiana Department of Transportation, Real Estate Division, to accept for review any evidence of value submitted by the property owner for the purpose of determining fair market value. Any costs incurred from obtaining such evidence, however, is the responsibility of the owner. Acceptable forms of evidence of value include, but are not limited to, appraisals, comparable sales, and cost estimates.

Evidence of value must be supported by factual data and items of damage must be fully documented. Submitted evidence based on these facts is **acceptable** for review.

Sincerely,

(signature)

Jacob Gardner - Land Agent
USI Consultants, Inc.
8415 E. 56th Street
Indianapolis, IN 46216

Phone: 317-522-2489

Email: jgardner@usiconsultants.com

Agent of: The Indiana Department of Transportation

WARRANTY DEED

Form WD-1
Revised 8/2022

Project:	<u>1800104</u>
Code:	<u>7058</u>
Parcel:	<u>4</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That City of Delphi, the Grantor(s) of Carroll County, State of Indiana Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of two thousand and two hundred Dollars (\$2,200.00) (of which said sum \$2,200.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Carroll, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The undersigned represents and warrants that he is the Mayor of the Grantor, that pursuant to resolution of the City Council he has full authority to manage the affairs of said City and sign and execute documents on its behalf and that said authority has not been revoked, and that he is therefore, fully authorized and empowered to convey to the State of Indiana real estate of the City, and that on the date of execution of said conveyance instruments he had full authority to so act.

The grantor(s) assume(s) and agree(s) to pay the 2023 payable 2024 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue N758-RE
Indianapolis, Indiana 46204-2219
I.C. 8-23-7-31

EXHIBIT "A"

Project: 1800104
Code: 7058
Parcel: 4
Form: WD-1 Fee Simple
Tax ID: 08-06-31-000-046.000-006

Sheet 1 of 1

A part of the North Half of the Northeast Quarter of Section 31, Township 25 North, Range 2 West in Carroll County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the northeast corner of said Section 31; thence South 89 degrees 46 minutes 53 seconds West 1,303.01 feet along the north line of said half-quarter section to the centerline of Old State Road 25; thence South 12 degrees 36 minutes 30 seconds West 90.00 feet along said centerline to the POINT OF BEGINNING; thence South 77 degrees 23 minutes 30 seconds East 50.00 feet to the point designated "512" on said Parcel Plat; thence South 32 degrees 23 minutes 30 seconds East 49.50 feet to the point designated "513" on said plat; thence South 12 degrees 36 minutes 30 seconds West 493.03 feet to the north line of Deer Creek; thence North 65 degrees 47 minutes 45 seconds West 86.77 feet along said north line to the centerline of Old State Road 25; thence North 12 degrees 36 minutes 30 seconds East 510.58 feet along said centerline to the POINT OF BEGINNING and containing 0.999 acres, more or less, inclusive of the presently existing right-of-way which contains 0.141 acres, more or less, for a net additional taking of 0.858 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Seth A. Dyer, Indiana Registered Land Surveyor, License Number LS21700006, on the 14th day of June, 2021.




Seth A. Dyer

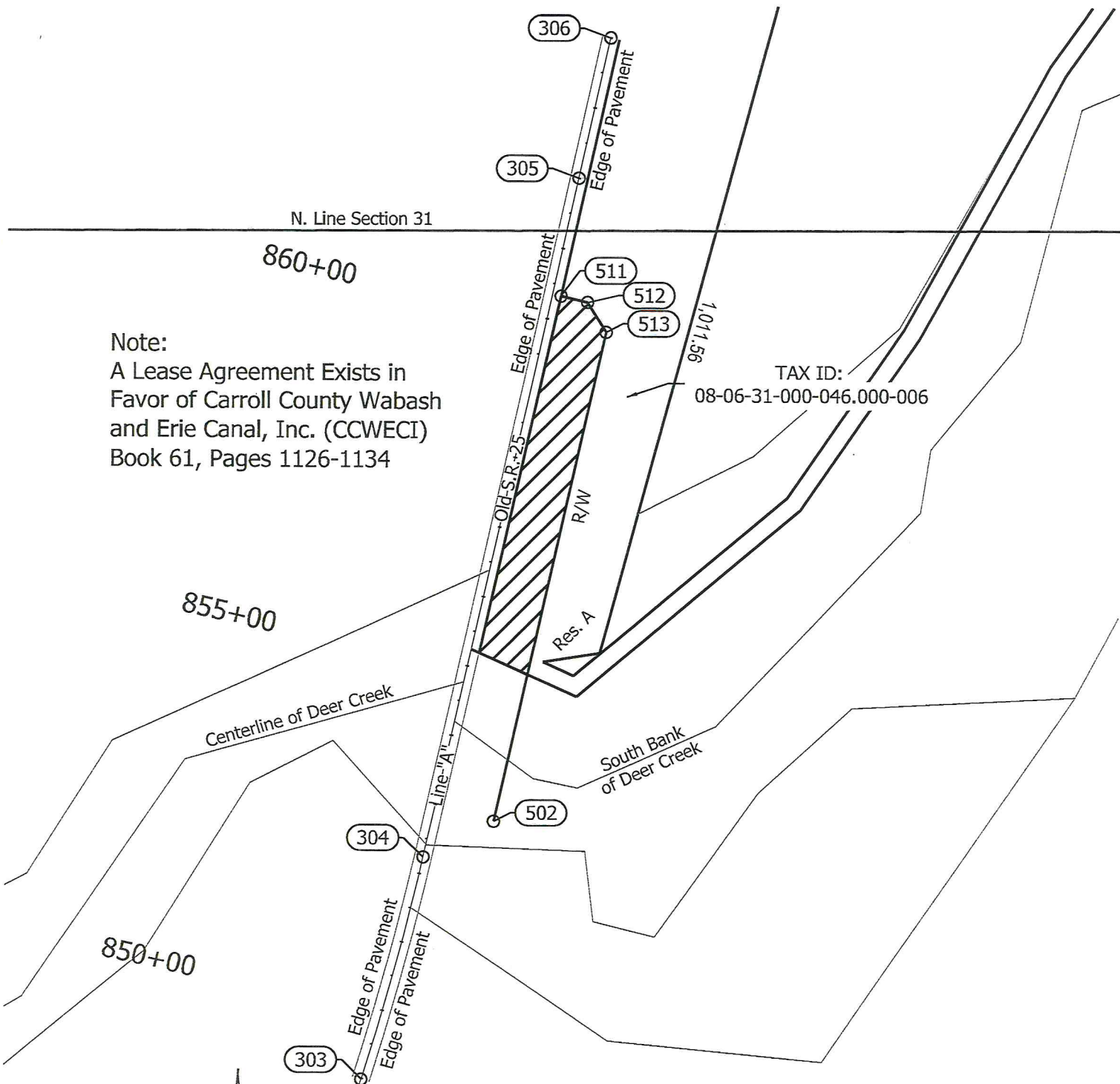
Exhibit "B"

Parcel: 4
Project: 1800104
Des. # 1800104
County: Carroll
Section: 31
Township: 25 North
Range: 2 West

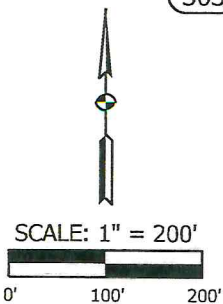
Owner: City of Delphi
Corporation Warranty Deed: Deed Record 163, Page 1874-1878
Recorded: December 3, 1996

Code: 7058
Page: 1 of 2
Prepared by: JDR
Checked by: GMQ

 Hatched Area is the Approximate Acquisition



Note:
A Lease Agreement Exists in Favor of Carroll County Wabash and Erie Canal, Inc. (CCWECI) Book 61, Pages 1126-1134



9102 North Meridian Street, Suite 200, Indianapolis, IN 46260
Phone: (317) 566-0629

Exhibit "B"

Code: 7058
Page: 2 of 2

Parcel: 4
Project: 1800104
Des. # 1800104
County: Carroll
Section: 31
Township: 25 North
Range: 2 West

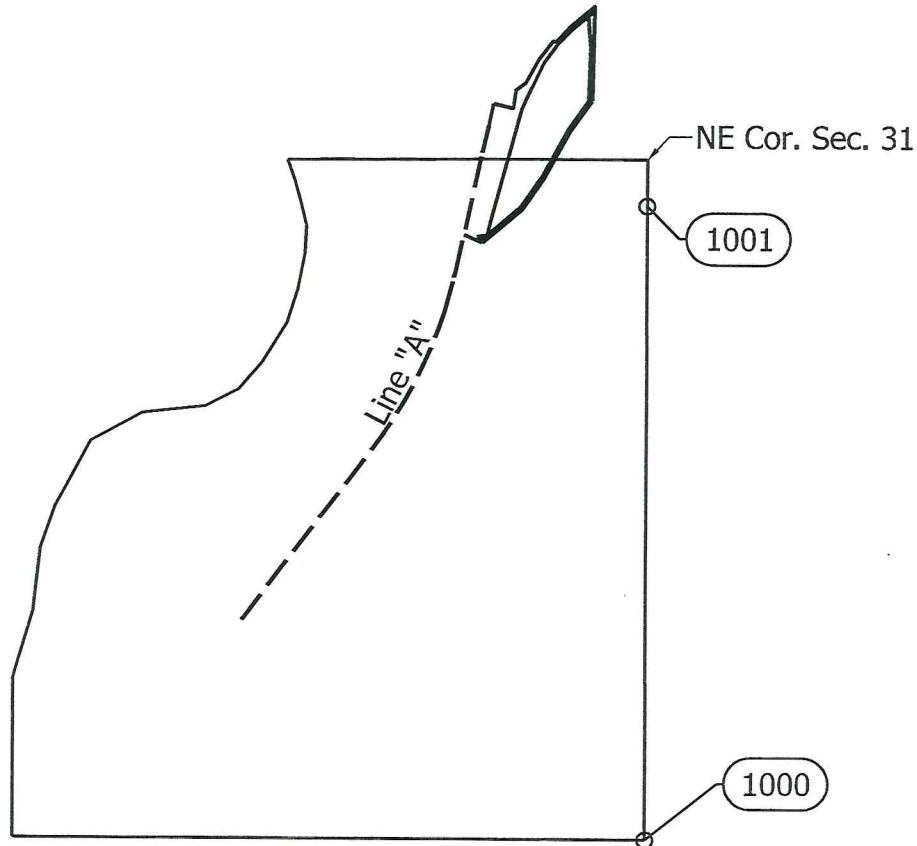
Owner: City of Delphi
Corporation Warranty Deed: Deed Record 163, Page 1874-1878
Recorded: December 3, 1996

Prepared by: JDR
Checked by: GMQ

PARCEL COORDINATE CHART					
POINT NUMBER	LINE	STATION	OFFSET	NORTHING	EASTING
502	A	852+95.00	85.00 Rt	181565.0741	778325.5793
511	A	860+35.00	EP (12.00 Rt)	182303.1639	778415.8706
512	A	860+35.00	50.00 Rt	182294.8690	778452.9542
513	A	860+00.00	85.00 Rt	182253.0731	778479.4702

303, 304, 305, 306, 1000, 1001 - See the Location Control Route Survey Plat

Stations and Offsets are to Control over Both Northing and Easting Coordinates and Bearings and Distances.



Section 31
Not to Scale

SETH A. DYER
LS #21700006

SETH A. DYER
REGISTERED
No.
21700006
STATE OF
INDIANA
LAND SURVEYOR

SURVEYOR'S STATEMENT:
To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 2021000342 in the Office of the Recorder of Carroll County, Indiana (Incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Seth A. Dyer
Date: 6/11/2021



9102 North Meridian Street, Suite 200, Indianapolis, IN 46260
Phone: (317) 566-0629

QUIT CLAIM DEED

(RELEASE)

Form RQCD-1
Revised 8/2022

Project:	<u>1800104</u>
Code:	<u>7058</u>
Parcel:	<u>5A</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That City of Delphi, the Grantor(s) of Carroll County, State of Indiana Release(s) and Quit Claim(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of Zero Dollars (\$0.00) (of which said sum \$0.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, all right, title, interest and possessory rights which the Grantor(s) may have in Real Estate situated in the County of Carroll, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and the Right of Way Parcel Plat attached hereto as Exhibit "B", which exhibits are incorporated herein by reference, the nature of which said rights, the Grantor(s) claims, arose or arise as follows: Easement for Private Road, D.R. 1, page 257 (Doc. No. 91-5423).

The undersigned represents and warrants that he is the Mayor of the Grantor, that pursuant to resolution of the City Council he has full authority to manage the affairs of said City and sign and execute documents on its behalf and that said authority has not been revoked, and that he is therefore, fully authorized and empowered to convey to the State of Indiana real estate of the City, and that on the date of execution of said conveyance instruments he had full authority to so act.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue N758-RE
Indianapolis, Indiana 46204-22199
I.C. 8-23-7-31

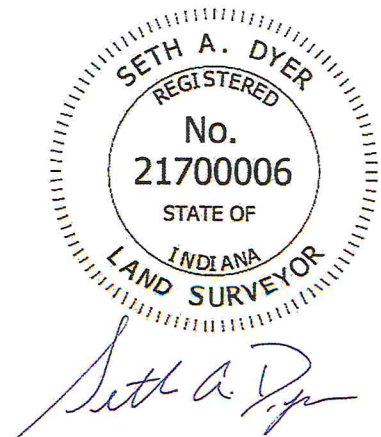
EXHIBIT "A"

Project: 1800104
Code: 7058
Parcel: 5A
Form: RQCD Easement Release
Tax ID: 08-06-31-000-001.000-006

Sheet 1 of 1

A part of the Northeast Quarter of Section 31, Township 25 North, Range 2 West in Carroll County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the northeast corner of said Section 31; thence South 89 degrees 46 minutes 53 seconds West 1,303.01 feet along the north line of said quarter section to the centerline of Old State Road 25; thence South 12 degrees 36 minutes 30 seconds West 90.00 feet along said centerline to the POINT OF BEGINNING; thence South 12 degrees 36 minutes 30 seconds West 396.79 feet along said centerline to the southeast corner of the grantors' land; thence South 65 degrees 13 minutes 06 seconds West 81.81 feet along the southeastern line of the grantors' land and the point designated "514" on said Parcel Plat; thence North 12 degrees 36 minutes 30 seconds East 411.46 feet to the point designated "515" on said plat; thence North 57 degrees 36 minutes 30 seconds East 49.50 feet to the point designated "516" on said plat; thence South 77 degrees 23 minutes 30 seconds East 30.00 feet to the POINT OF BEGINNING and containing 0.615 acres, more or less, inclusive of the presently existing right-of-way which contains 0.111 acres, more or less, for a net additional taking of 0.504 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Seth A. Dyer, Indiana Registered Land Surveyor, License Number LS21700006, on the 14th day of June, 2021.




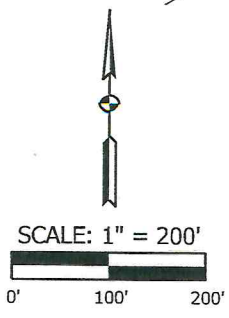
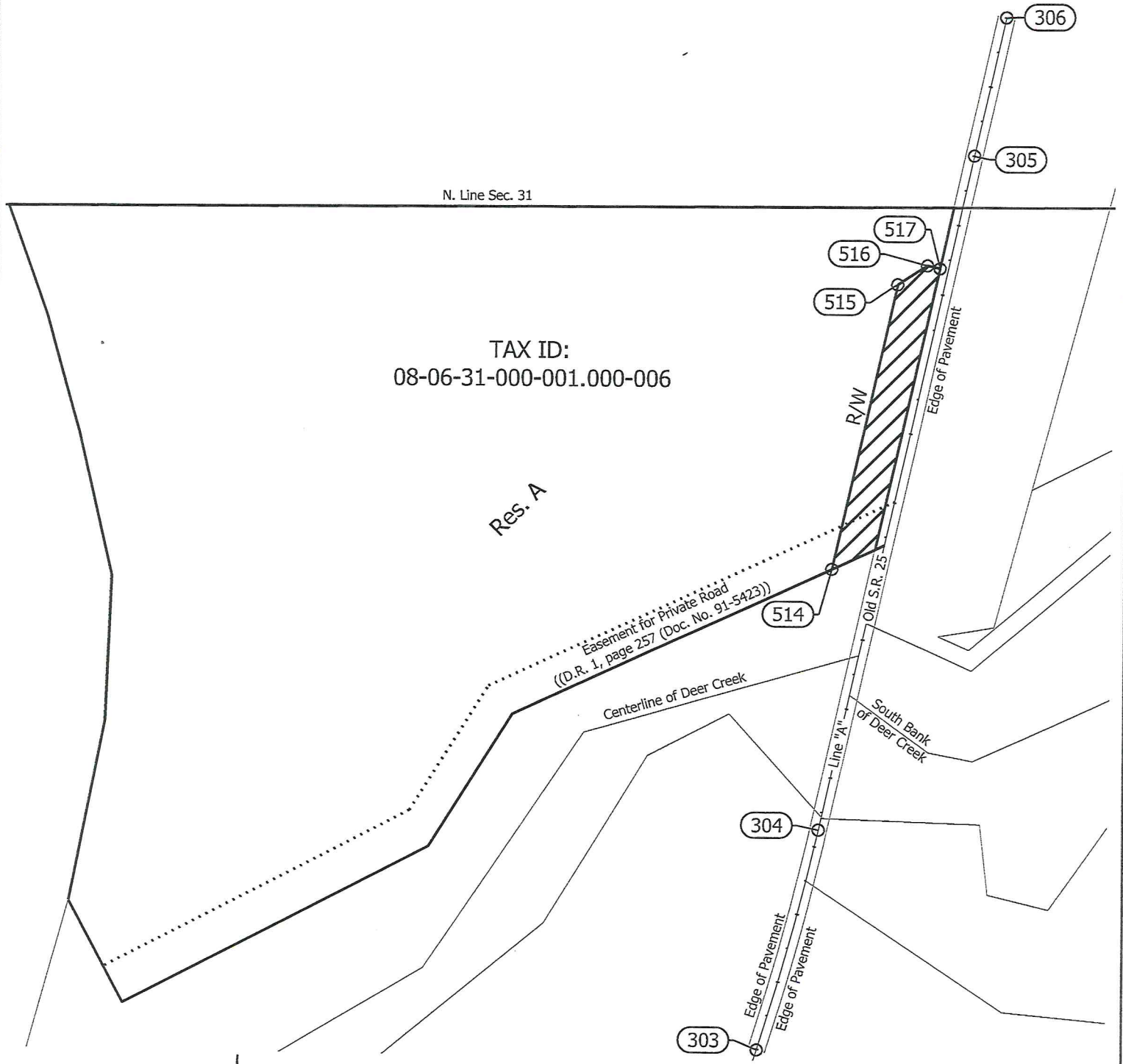
Parcel: 5A
Project: 1800104
Des. # 1800104
County: Carroll
Section: 31
Township: 25 North
Range: 2 West

Exhibit "B"

Owner: James A. & Norma Jill Robbins
Quitclaim Deed: Deed Record 145, Page 415
Recorded: December 23, 1980

Code: 7058
Page: 1 of 2
Prepared by: JDR
Checked by: GMQ

 Hatched Area is the Approximate Acquisition



9102 North Meridian Street, Suite 200, Indianapolis, IN 46260
Phone: (317) 566-0629

Parcel: 5A
 Project: 1800104
 Des. # 1800104
 County: Carroll
 Section: 31
 Township: 25 North
 Range: 2 West

Exhibit "B"

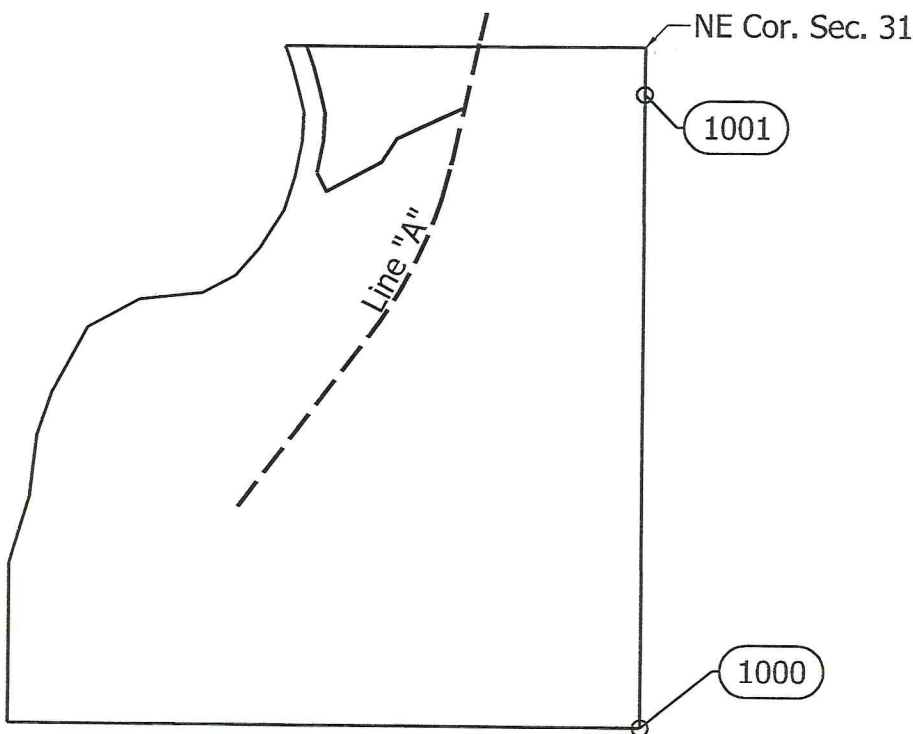
Owner: James A. & Norma Jill Robbins
 Quitclaim Deed: Deed Record 145, Page 415
 Recorded: December 23, 1980

Code: 7058
 Page: 2 of 2
 Prepared by: JDR
 Checked by: GMQ

PARCEL COORDINATE CHART					
POINT NUMBER	LINE	STATION	OFFSET	NORTHING	EASTING
514	A	+PL (855+88.54)	65.00 Lt	181884.2741	778243.2710
515	A	860+00.00	65.00 Lt	182285.8158	778333.0875
516	A	860+35.00	30.00 Lt	182312.3318	778374.8834
517	A	860+35.00	EP (12.00 Lt)	182308.4027	778392.4494

303, 304, 305, 306, 1000, 1001 - See the Location Control Route Survey Plat

Stations and Offsets are to Control over Both Northing and Easting Coordinates and Bearings and Distances.



Section 31
 Not to Scale

SETH A. DYER
 LS #21700006

SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 2021000342 in the Office of the Recorder of Carroll County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Seth A. Dyer

Date: 6/11/2021



SJCA

9102 North Meridian Street, Suite 200, Indianapolis, IN 46260
 Phone: (317) 566-0629

91-5423

EASEMENT FOR PRIVATE ROAD

THIS INDENTURE WITNESSETH, that James A. Robbins and Norma Jill Robbins, husband and wife, of Carroll County, State of Indiana, grant unto the City of Delphi of Carroll County, State of Indiana, an easement for a private road and right-of-way for ingress and egress over and across the following described real property located in Carroll County, State of Indiana to-wit:

A distance of fifty (50) feet all along the banks of Deer Creek and all along the South end of the following real estate:

All those parts of the South East Quarter (1/4) of Section Thirty (30), the North East Quarter (1/4) of Section Thirty-one (31) of the East one-half (1/2) of the North West Quarter (1/4) of Section Thirty-one (31) all in Township Twenty-five (25) North, Range Two (2) West bounded and described as a tract as follows, to-wit: all that tract of land lying East of the East berm of the Wabash and Erie Canal and South of the South line of Jones and Grimes Addition to the Town, now City, of Delphi and West and/or West and North of paved State Road 25 and North of Deer Creek, containing in all 58.71 acres, more or less.

This conveyance is made free and clear of all liens and possessory claims of every nature but subject to the several provisions of the Electric Pole Line Easement granted Public Service Company of Indiana, Inc. February 2, 1960, appearing in Deed Record 113 at page 598 in the office of the Recorder of Carroll County.

The easement and rights hereby granted shall operate as a covenant running with the land.

EXECUTED this 28 day of OCTOBER, 1991.

RECORDED FOR RECORD AT 11:45 A.M. OCTOBER 19 1991

NOV 7 1991

Notary Public, Miss J. Ellis

James A. Robbins

Norma Jill Robbins

STATE OF INDIANA

COUNTY OF CARROLL, SS:

Before me, a notary public in and for said County and State on this 28th day of October, 1991, personally appeared James A. Robbins and Norma Jill Robbins, husband and wife, and acknowledged the execution of the foregoing easement to be their voluntary act and deed, for the uses and purposes herein mentioned.

Witness my hand and notarial seal.

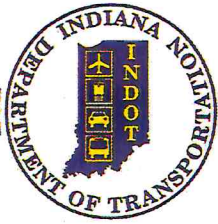
My Commission Expires:

July 1, 1997

Michelle A. Sisson Notary Public

Residing in Carroll County, Indiana.

This instrument was prepared by James R. Huffer of the law firm of Obear, Overholser, Huffer & Rider, 102 S. Union Street, P.O. Box 257, Delphi, Indiana 46923.



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758-RE
Indianapolis, Indiana 46204

Eric Holcomb, Governor
Michael Smith, Commissioner

UNIFORM LAND OR EASEMENT ACQUISITION OFFER

Date: _____

PROJECT: 1800104
CODE: 7058
PARCEL: 4
ROAD: Old SR 25
COUNTY: Carroll

Offer Delivery Method (Check one)

In Person: _____ Certified Mail: X

TO: City of Delphi
201 S. Union Street
Delphi, IN 46923

RE: _____
1875 N. Old State Road 25
Delphi, IN 46923

The State of Indiana, acting by and through the Indiana Department of Transportation is authorized by Indiana law to obtain your property or an easement across your property, for certain public purposes. The Indiana Department of Transportation needs your property for a public highway improvement known as Old SR 25 and needs to take the property as described on the attached legal description.

It is our opinion that the fair market value of the property we want to acquire from you is \$2,200.00, and, therefore, the Indiana Department of Transportation offers you \$2,200.00 for the above described property. You have thirty (30) days from this date to accept or reject this offer. If you accept this offer, you may expect payment in full within ninety (90) days after signing the documents accepting this offer and executing the deed, grant or easement, and provided there are no difficulties in clearing liens or other problems with title to the land. Possession will be required thirty (30) days after you have received your payment in full.



HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By law, the Indiana Department of Transportation is required to make a good faith effort to purchase your property.
2. You do not have to accept this offer and the Indiana Department of Transportation is not required to agree to your demands.
3. However, if you do not accept this offer, and we cannot come to an agreement on the acquisition of your property, the Indiana Department of Transportation has the right to file suit to condemn, and acquire the property in the county in which the real estate is located.
4. You have the right to seek advice of an attorney, real estate appraiser or any other person of your choice on this matter.
5. You may object to the public purpose and necessity of this project.
6. If the Indiana Department of Transportation files a suit to condemn and acquire your property and the court grants its request to condemn, the court will then appoint three appraisers who will make an independent appraisal of the property to be acquired.
7. If we both agree with the court appraisers' report, then the matter is settled. However, if either of us disagrees with the appraisers' report to the court, either of us has the right to ask for a trial to decide what should be paid to you for the property condemned.
8. If the court appraisers' report is not accepted by either of us, then the Indiana Department of Transportation has the legal option of depositing the amount of the court appraisers' evaluation with the court. And if such a deposit is made with the court, the Indiana Department of Transportation is legally entitled to immediate possession of the property. You may, subject to the approval of the court, make withdrawals from the amount deposited with the court. Your withdrawal will in no way affect the proceedings of your case in court, except that, if the final judgment awarded you is less than the withdrawal you have made from the amount deposited, you will be required to pay back to the court the amount of the withdrawal in excess of the amount of the final judgment.

RESOLUTION 2024-19

A RESOLUTION TO TRANSFER APPROPRIATIONS

WHEREAS the Common Council of the City of Delphi has approved that the following amounts will be transferred:

EDIT:	EDIT:	
From: 2216001321 EDIT Mileage	To: 2216001392 EDIT Promotional	\$1000.00
From: 2216001330 EDIT Postage	To: 2216001392 EDIT Promotional	<u>\$ 450.00</u>
		Total \$1450.00

Resolved by the Common Council of the City of Delphi, Indiana on this 7th day of October 2024. Passage by a Majority of the Common Council.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved/Vetoed by me, the Mayor this 7th day of October, 2024

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

RESOLUTION NO. 2024-20

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY

WHEREAS, the City of Delphi, Indiana owns certain Real Property located at 1875 N Old State Road 25, Delphi, Indiana (the "Real Property"), which is more fully described in Exhibit A attached hereto;

WHEREAS, the State of Indiana, acting by and through the Indiana Department of Transportation ("INDOT"), determined that the Real Property is needed for a public highway improvement known as Old SR 25;

WHEREAS, INDOT has offered to purchase the Real Property for the fair market value of \$2,200.00 as described in Exhibit B attached hereto; and

WHEREAS, the Common Council of the City of Delphi, Indiana is satisfied with the offered price and the sale of the Real Property as a whole.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Delphi, Indiana that:

Section 1. Entry into Transaction. The Common Council hereby authorizes and approves the sale of the Real Property and accepts INDOT's offer of \$2,200.00 for the Real Property. The Common Council further approves, ratifies, and affirms, in all respects, all prior actions taken by the Mayor of the City of Delphi, any other authorized officer of the City, and their agents in connection with or in furtherance of the sale of the Real Property.

Section 2. Authorization to Conduct Transaction. The Mayor is authorized to conduct the sale of the Real Property and to sign and execute any deeds and/or other documents that are deemed necessary or desirable to effect the sale of the Real Property.

Passed and adopted by a Majority of the Common Council of the City of Delphi, Indiana this ___ day of _____, 2024.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this ___ day of _____, 2024.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

EXHIBIT A
LEGAL DESCRIPTIONS

Tract #1:

State Parcel ID Number: 08-06-31-000-046.000-006

A part of the North Half of the Northeast Quarter of Section 31, Township 25 North, Range 2 West in Carroll County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the northeast corner of said Section 31; thence South 89 degrees 46 minutes 53 seconds West 1,303.01 feet along the north line of said half-quarter section to the centerline of Old State Road 25; thence South 12 degrees 36 minutes 30 seconds West 90.00 feet along said centerline to the POINT OF BEGINNING; thence South 77 degrees 23 minutes 30 seconds East 50.00 feet to the point designated "512" on said Parcel Plat; thence South 32 degrees 23 minutes 30 seconds East 49.50 feet to the point designated "513" on said plat; thence South 12 degrees 36 minutes 30 seconds West 493.03 feet to the north line of Deer Creek; thence North 65 degrees 47 minutes 45 seconds West 86.77 feet along said north line to the centerline of Old State Road 25; thence North 12 degrees 36 minutes 30 seconds East 510.58 feet along said centerline to the POINT OF BEGINNING and containing 0.999 acres, more or less, inclusive of the presently existing right-of-way which contains 0.141 acres, more or less, for a net additional taking of 0.858 acres, more or less.

Tract #2:

State Parcel ID Number: 08-06-31-000-001.000-006

A part of the Northeast Quarter of Section 31, Township 25 North, Range 2 West in Carroll County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the northeast corner of said Section 31; thence South 89 degrees 46 minutes 53 seconds West 1,303.01 feet along the north line of said quarter section to the centerline of Old State Road 25; thence South 12 degrees 36 minutes 30 seconds West 90.00 feet along said centerline to the POINT OF BEGINNING; thence South 12 degrees 36 minutes 30 seconds West 396.79 feet along said centerline to the southeast corner of the grantors' land; thence South 65 degrees 13 minutes 06 seconds West 81.81 feet along the southeastern line of the grantors' land and the point designated "514" on said Parcel Plat; thence North 12 degrees 36 minutes 30 seconds East 411.46 feet to the point designated "515" on said plat; thence North 57 degrees 36 minutes 30 seconds East 49.50 feet to the point designated "516" on said plat; thence South 77 degrees 23 minutes 30 seconds East 30.00 feet to the POINT OF BEGINNING and containing 0.615 acres, more or less, inclusive of the presently existing right-of-way which contains 0.111 acres, more or less, for a net additional taking of 0.504 acres, more or less.

EXHIBIT B
UNIFORM LAND OR EASEMENT ACQUISITION OFFER
FROM INDOT TO THE CITY OF DELPHI, INDIANA

(See Attached)

ORDINANCE NO. 2024-14

AN ORDINANCE ESTABLISHING FEES AND CHARGES COLLECTED BY THE CITY OF DELPHI, INDIANA FOR RENTAL OF THE DELPHI COMMUNITY CENTER

WHEREAS, the City of Delphi, Indiana (“City”) owns and maintains the Delphi Community Center (“Community Center”) for the enjoyment of the residents of the City and provides the Community Center for rent by residents and organizations in the community for use for private events;

WHEREAS, the City collects fees and charges for renting the Community Center, and such fees and charges are used by the City to fund the maintenance and operation of the Community Center;

WHEREAS, the current fees and charges for renting the Community Center, as identified below, were established in 2018;

<u>Rental Period</u>	<u>Rental Fee</u>	<u>Sales Tax</u>	<u>Deposit</u>	<u>Total</u>
Four Hours	\$75.00	\$5.25	\$200.00	\$280.25
Over Four Hours	\$150.00	\$10.50	\$200.00	\$360.50

WHEREAS, the Common Council of the City of Delphi, Indiana finds that the current fees and charges are no longer sufficient to pay the expenses for maintaining and operating the Community Center; and

WHEREAS, the proposed fees and charges are reasonable and just and will enable the City to continue to adequately maintain and operate the Community Center.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Delphi, Indiana that:

Section 1. The fees and charges for renting the Community Center shall be amended to the following:

<u>Rental Period</u>	<u>Rental Fee</u>	<u>Sales Tax</u>	<u>Deposit</u>	<u>Total</u>
Four Hours	\$125.00	\$8.75	\$200.00	\$333.75
Over Four Hours	\$200.00	\$14.00	\$200.00	\$414.00

Section 2. This Ordinance shall take effect January 1, 2025, following its adoption and final reading by the Common Council of the City of Delphi, Indiana.

Passed and adopted by a majority of the Common Council of the City of Delphi, Indiana on this 7th day of October, 2024.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this 7th day of October, 2024.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

Ordinance No. 2024-15

AN ORDINANCE AMENDING ORDINANCE 2023-11 ESTABLISHING SALARIES FOR ELECTED OFFICIALS AND APPOINTEES OF THE CITY OF DELPHI, INDIANA FOR CALENDAR YEAR 2024

WHEREAS, Ordinance 2023-11 was passed by the Common Council of the City of Delphi and approved by the Mayor on the 16th day of October 2023 and set the salaries of elected officials and appointees of the City of Delphi, Indiana for the 2024 calendar year;

WHEREAS, Ordinance 2024-13 was passed by the Common Council and approved by the Mayor on the 3rd day of June 2024 to modify Ordinance 2023-11 and establish the annual salary for the Code Enforcer position as \$38,000.00; and

WHEREAS, the City of Delphi desires to increase the annual salary for the Code Enforcer position to \$45,000.00.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Delphi, Indiana that:

Section 1. Ordinance 2023-11 is amended to modify the salary for the Code Enforcer position under “Edit Fund” as follows:

Code Enforcer	\$45,000
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Section 2. Ordinance 2024-13 is hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval by the Common Council and the Mayor.

Passed and adopted by a majority of the Common Council of the City of Delphi, Indiana, this 7th day of October, 2024.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this 7th day of October, 2024.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer