



Delphi Common Council Agenda

Date/Time: Monday May 5, 2025 @ 6:00 P.M.
Location: Delphi City Building 201 S. Union St. Delphi IN
Live streamed on Delphi Indiana You Tube Channel
<http://www.youtube.com/@delphiindiana491>

1. Calling to Order
2. Pledge of Allegiance
3. Roll Call Clerk Price
4. Meeting Minutes
 - a. Monday April 7, 2025
5. Department Head Reports
6. Other Business
 - a. **PUBLIC HEARING:** Re-establishing the Fire Protection Territory Equipment Replacement Fund
Proposed Ordinance 2025-2 ORDINANCE REESTABLISHING FIRE PROTECTION TERRITORY EQUIPMENT REPLACEMENT FUND
 - b. **PUBLIC HEARING:** Establishing the Cumulative Capital Fund
Proposed Ordinance 2025-3 ORDINANCE TO ESTABLISH A CUMULATIVE CAPITAL DEVELOPMENT FUND
 - c. **PUBLIC HEARING:** Transferring governance of Morning Heights Cemetery to the Delphi BOW
Proposed Ordinance 2025-4 Transferring Governance of Morning Heights Cemetery to the Board of Works & Public Safety
 - d. Wabash Erie Canal Park - Mike Tetrault
 - e. Tax Abatement Compliance
7. Unfinished Business
 - a. Morning Heights Cemetery Contd.
 1. Burial Plot Fee
 2. Perpetual Maintenance Fee
 3. Opening/Closing Grave process
8. New Business
 - a. Proposed *Ordinance 2025-5 Amending Fee to Purchase Burial Plots in Morning Heights Cemetery*
 - b. Proposed *Resolution 2025-4 Authorizing Signing of Declaration of Dedication for Morning Heights Cemetery*
 - c. Declaration of Dedication for Morning Heights Cemetery
 - d. Proposed *Resolution 2025-5 Transfer of Funds*
 - e. Proposed *Resolution 2025-6 CCMG Commitment of Funds*
9. Future Business & Announcements
10. 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

Agenda Subject to Change

Common Council Meeting– April 7, 2025
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, Doyle Moore, and Spencer Kingery, and Cody Nelson. Erin Jubril was absent.

The minutes for March 7, 2025 council meeting was presented for approval. There were no additions or corrections. No discussion for the minutes. Motion to approve the minutes made by Spencer Kingery seconded by Doyle Moore. Motion carried and passed. (4-0)

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

Other Business:

Anita Werling with the Redevelopment Commission presented the updated TIF report to the council. The report included members, spending plan, expenses paid, and TIF districts.

Mayor Yates stated that the Delphi/Carroll county/US Department of the Interior USGS is not due for renewal until July and would be presented to the county commissioners in 2 weeks at their meeting for approval. It has been split between the city and county in the past so it will presented to them. There is no action needed by council at this time.

Mowing Contract for the Morning Heights Cemetery was presented for council approval. Clerk-treasurer Price stated that Craig Myers currently holds the contract for the mowing. She stated it has been recorded with the conflict of interest form and submitted. The council has the option to continue with the current contract or put it out for bidding should they choose to do so. Motion to approve the current contract without change made by Denny Myers, seconded by Cody Nelson. Motion carried and passed. (4-0)

Chief Mullin presented the council with an updated taser contract proposal and possible funding options. He stated that the current tasers used by city officers are outdated and are unserviceable. He proposed the 2025 preliminary amount of \$3088.52 be paid from a combination of equipment/supplies and training line items. The total bill would be roughly \$60,000 to be paid over a 5-year period. He proposed that the Axon would provide a bill for 2026 so that funds could be encumbered each year to pay off the balance. Motion to approve the new taser contract made by Spencer Kingery, seconded by Cody Nelson. Motion carried and approved. (4-0)

Mayor Yates stated that a new job description has been created for the Administrative Assistant position that will need to be filled when the current position is left vacant due to Marilyn McKnight's retirement on April 30th. He expressed his thanks to her for 26 years of service. Miriam Robeson suggested that it include a background check as well. Motion to approve the updated job description to include a background check made by Spencer Kingery, seconded by Cody Nelson. Motion carried and passed. (4-0)

Unfinished Business:

Mayor Yates stated that the council would need to decide if they want the BOW to be the delegates for the Morning Heights Cemetery. Discussion followed with several questions. Miriam Robeson stated that it would need to be advertised and informed council that the process would start with an Ordinance. The council can direct legal to move forward with preparing an Ordinance. No action or vote is necessary currently. Miriam will have the legal advertisements sent to forward to the newspaper.

New Business:

Proposed Ordinance for Cumulative Capital Development Fund was presented to the council for consideration. Mayor Yates asked Clerk-Treasurer Price to explain the importance of the fund. Price stated that with the possible SB-1 being voted on and possible loss of revenue, that the fund establishment may aid in the revenue deficit the city may face. No action or vote is necessary at this time. Miriam Robeson said the timelines have been established for public hearing and the information will be sent to the newspaper for publication. Once the steps are put in to place for establishing the fund, the council will then proceed with voting.

Proposed transfer of funds of 10% to Rainy Day fund were presented for consideration. Miriam Robeson stated that it may be best to wait until closer to the end of the year to do the transfer. Mayor Yates and Clerk-Treasurer Price commented that it was always done in April for the past several years. The council decided to table the proposed transfer resolution and revisit later in the year when it may be more beneficial. No action or vote was taken at this time.

Proposed Resolution 2025-5 for Interlocal Agreement "Citizen Gun Safety" with Town of Camden was presented for approval. Sergeant Parkinson stated that gun safety course for citizens would be paid for by NIPSCO and the CCHD. It would be open for a maximum of 40 participants who would fill out applications and have a background check. The course is free to citizens. Motion to approve the interlocal agreement with the Town of Camden made by Doyle Moore, seconded by Cody Nelson. Motion carried and passed. (4-0)

Proposal to omit the Police payroll 171 Rule was presented by Clerk-Treasurer Price. She explained that there is a mathematical equation to the PD payroll which doesn't allow them to get paid OT for their first 3 hours of OT and they are paid straight wages. Dropping the rule would allow for more streamline pay processes and facilitate payroll for all involved. Chief Mullin stated that it would be a benefit to attract new candidates for hiring if the rule was removed. Motion to omit the DPD payroll 171 Rule made by Spencer Kingery, seconded by Denny Myers. Motion carried and passed. (4-0)

Future Business and Announcements:

Mayor Yates announced that the City of Delphi was awarded 1.5 million for the INDOT CCMG grant. Bidding was announced and published for contractors.

Mayor Yates announced that the City of Delphi and City of Monticello participated in 2 joint proclamations announcing April as Child Abuse and Sexual Abuse Awareness month. He stated there would be another proclamation held on the Madam Carroll in May.

Miscellaneous Business:

None

Board Comments:

None

Clerk/Treasurer Comments:

Clerk-Treasurer Price commented that the Utility clerk Donna McCain retired April 2nd after 29 years of service to the city. New clerk Kim Galyen will begin April 7th. She also thanked the city street, water, ww, mayor and police for their kindness, dedication, and respect during her uncle's funeral April 4th. The family wanted to extend their thanks to the city for honoring a former city employee.

Council member Cody Nelson thanked the street department for their efforts in cleaning up debris from the recent storms.

Public Comments:

Ken Walton with the CCEDC was present to invite board members to the upcoming event at the Opera House April 17th at 7:00am. He invited the board to attend and give their input.

Adjournment

Without objection and no other business or comments, the motion to adjourn Common council was made by Cody Nelson and seconded by Denny Myers. Motion carried (4-0) and meeting adjourned at 7:21 p.m.

Mayor Kamron Yates

Julie Price, Attest

Community Development Director's Report/Julia Leahy - April 2025

Delphi Main Street (DMS)

The annual Easter Egg hunt was April 19. The weather was dreary, but in between rain showers, about 250 kids attended and gathered eggs. This was a co-sponsored event with St. Elizabeth Health Care Campus.

I am working with a 30 year veteran of Main Streets who is volunteering her time to guide the organization with goals, committee structures, and transformational strategies.

Participated in Indiana Main Street's workshop on Support Systems for Small Businesses. We have recruited a couple of downtown business owners to work on forming groups to work together and follow some of this workshop's guidelines.

Morrow's Shoe Shop building sale is on track to close with a new business opening, hopefully in June.

The Flower Shoppe II has sold and a new tenant will be moving in over the next few weeks. It will continue to sell flowers, floral arrangements, etc. but with some exciting new plans that will bring new visitors to the community.

Meetings include Community Foundation discussion, the bicentennial monument/park area plans with David McCain, Purdue Extension/Childcare discussions for future projects.

Façade Improvement Program – \$5000 grant was approved for new windows and door at 125 S. Washington St. Work is currently in progress. A new business will be opening in that space on August 1st. I will continue to work with her throughout the process.

Assisted with Mayor Yates hosting the Norther Indiana Mayors Round Table at the Canal Center on April 25 with 70 in attendance.

Other

Radio interview WILO/Frankfort

Responded to permit inquires: 1 shed, 2 fences, porch, and 3 excavation

Processed 4 solicitor permits in collaboration with the Police Department (\$400)

Attended NIPSCO Community Action Panel in Peru

Attended quarterly Advisory Board meeting at St. Elizabeth Health Care

Women in Economic Development – training/series 2025

Purdue Non-Profit Executive Leadership Summit

Rural Walkable Communities Workshop

State of the City, County and Towns luncheon – Carroll County Chamber of Commerce

Hispanic Heritage Festival planning

Leadership Carroll County – Session 9, Yeoman

Do It In Delphi 5K planning meeting

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

May 2025

Fuel Consumption (Gallons)

January - 42.4
February - 39.6
March - 40.9
April - 102.6

YEAR - 225.5

Wastewater Treated (Gallons)

January - 30,932,000
February - 26,081,000
March - 28,481,000
April - 30,245,000

YEAR - 115,739,000

Bio – Solids Pressed and Land Applied (Merrell Bros.)
YEAR – 140 Cubic Yards

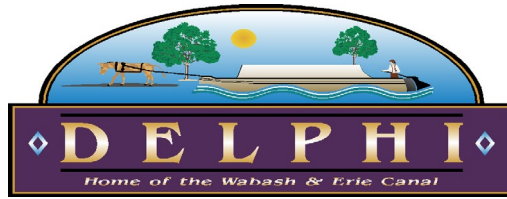
Chlorine Usage (Pounds)
YEAR – 1,277

Sulfur Dioxide Usage (Pounds)
YEAR – 1,293

Sodium Aluminate Usage (Gallons)
YEAR – 9,118

HIGHLIGHTS

1. Merrell Bros. hauled approximately 228,000 gallons of bio-solids during March and approximately 180,000 gallons in April.
2. Annual disinfection season began April 1, 2025.
3. The annual Pretreatment Report was finished and sent in on 3/26/25.
4. We had falling tree fence damage from the 3/19/25 storm. Total Fence completed the fence repairs.
5. On 3/27/25, we lost the east oxidation ditch aerator. Maddox Industrial Contractors set (2) 25 hp floating aerators in the ditch on 4/7/25. The aerator, in the west ditch has issues also – missing fins, though still operational. Having discussions with numerous sources about remedies.
6. Thieneman is essentially finished with the clarifier project. The final walk through remains. However, we have issues with the drain line from the new clarifier that need to be taken care of.



Street & Parks Department April Highlights

- Storm Clean up
- Yard waste Started back up
- Repaired boards on suspension bridge at Riley Park
- The repairs from the storm damage on the Cabin are about to be completed and the contractor is to start the softball dugout.
- Opened the Parks Restrooms
- Sprayed weeds in City ROW and Parks
- Ironmen have started back up on the Front Street project – demo work was completed this week and they have started on the block wall.
- Swept City Streets
- Placed mulch in the Downtown as well as the parks
- We will be having a pre-con meeting for the CCMG 2025-1 (Market St.) project soon.
- I am working with the City Attorney and Engineer to file a claim against the warranty bond of the contractor for the CCMG 2023-1 project (Indian & Union St) for a lack of seed growth. We are hoping to get a professional Landscaper in to perform the necessary repairs.

City of Delphi Water Works

BOW and Council Meeting

5/5/25

Highlights

- Read meters.
- Sent out 4 each Fluoride and Bacti Samples
- Total Gallons pumped 30.59 Million
- 101 Locate Requests
- 88 Daily Service Calls
- Daily checking of High and continuous consumption users (167 total for the month)
- Daily checking of meter communication alarms (106 total for the month)
- Peerless Midwest did Annual Maintenance on all Wells and Pumps
- Weekly Mowing and Weed whacking
- Maintained road cuts daily
- Water leak Clay and Washington (10" Main)
- Water Leak training in shop
- Mulched around all trees at Booster Station and Well #7
- Dirt work and grass seed yards from repairs
- Vehicle Maintenance
- Put a new roof and walk in door at Hilltop tank control building
- Peerless Midwest is here pulling and re-placing Well #7

Thank you,

Craig A. Myers

Water Superintendent

Monday, May 5, 2025

Re: Police Report for April 2025

Mayor Kamron Yates and Members of the Board of Works and Common Council,

Police:

- Arrests: 10
- Calls for Service: 334
- Incident reports: 37
- Vehicle Stops: 57
- Citations: 18
- Written warnings: 38
- Crash reports: 4
- Infraction arrests: 11
- Misdemeanor arrests: 4

Code enforcement:

17 open cases

55 closed cases

4 cases opened this month

- 2 trash debris and rubbish- 1 closed
 - 1 Inoperable vehicle
-
- Sgt Alex Parkinson completed Firearms safety class last weekend. At the time of this report 9 were registered to attend.
 - Officer Clint McLeland completed training to become DPD's first Basic Tactical Medical Training instructor. Officer McLeland is certified to instruct officers within basic skills to administer aid to themselves or others injured in a critical incident.
 - Delphi PD has successfully submitted, an application for another grant, the "Traffic Safety Improvement Program," through N.H.T.S.A. This grant would help supply our agency with additional tools and equipment, to continue our goals of proactive patrols on the streets and trails.
 - We are working with One Technologies to make improvements to the police department's web page updating the officers' photos with their name and email addresses. We are exploring other options for improvement.

Best Regards,


Stephen L. Mullin, Chief of Police

ORDINANCE No. 2025-2
ORDINANCE REESTABLISHING
FIRE PROTECTION TERRITORY EQUIPMENT REPLACEMENT FUND
 IC 36-8-19-8.5

BE IT ORDAINED by the City of Delphi of Carroll County, Indiana that a need now exists for the reestablishment of a Fire Protection Territory Equipment Replacement Fund (the “Fund”) for the following purposes: For all uses as set out in IC 36-8-19-8.5.

BE IT FURTHER ORDAINED that this Council will adhere to the provisions of IC 36-8-19-8.5. The proposed fund will not exceed \$0.0333 on each \$100 of assessed valuation. Said tax rate will be levied beginning with taxes for 2026 payable 2027 and will be a uniform tax rate.

BE IT FURTHER ORDAINED that a certified copy of this ordinance shall be submitted to the Department of Local Government Finance of the State of Indiana as provided by law. The tax rate for this Fund is subject to certification by the Department of Local Government Finance.

BE IT FURTHER ORDAINED that the City of Delphi is the Provider Unit of the Delphi Tri-Township Fire Protection Territory and the Townships of Deer Creek, Madison, and Tippecanoe in Carroll County, Indiana, are the Participating Units of said Fire Protection Territory. The City of Delphi, as Provider Unit, is authorized to reestablish this Fund. This ordinance contains or incorporates by reference the contents of the agreement to reestablish the Fund.

Duly adopted by the following vote of the members of said City of Delphi Common Council this 5th day of May, 2025.

Official Vote		Name	Signature
<u>Aye</u>	<u>Nay</u>		
<input type="checkbox"/>	<input type="checkbox"/>	Cody Nelson	
<input type="checkbox"/>	<input type="checkbox"/>	Denny Myers	
<input type="checkbox"/>	<input type="checkbox"/>	Erin Jubril	
<input type="checkbox"/>	<input type="checkbox"/>	Spencer Kingery	
<input type="checkbox"/>	<input type="checkbox"/>	Doyle Moore	

ALL OF WHICH IS RESOLVED BY THE COMMON COUNCIL OF THE CITY OF DELPHI ON THIS 5th DAY OF MAY, 2025.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved/Vetoed by me, the Mayor this 5th day of May, 2025.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

ORDINANCE NO. 2025-3

ORDINANCE TO ESTABLISH A CUMULATIVE CAPITAL DEVELOPMENT FUND

Under Indiana Code 36-9-15.5, *et seq.*

WHEREAS, Indiana Code 36-9-15.5, *et seq.* provides for the establishment of a Municipal Cumulative Capital Development Fund; and

WHEREAS, said fund may be used for all purposes as set out in Indiana Code 36-9-15.5, *et seq.*; and

WHEREAS, the City of Delphi, Indiana finds that such a fund is necessary and prudent for the financial well-being of the municipality;

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

SECTION 1. A Cumulative Capital Development Fund is hereby established as Fund 2391 for all purposes as set out in Indiana Code 36-9-15.5, *et seq.*

SECTION 2. An ad valorem property tax levy will be imposed and the revenues from the levy will be retained in the City of Delphi Cumulative Capital Development Fund.

SECTION 3. Pursuant to Indiana Code 36-9-15.5-6, the proposed fund will not exceed \$0.0167 on each \$100 of assessed valuation for taxes payable in 2026; \$0.0333 on each \$100 of assessed valuation for taxes payable in 2027; \$0.05 on each \$100 of assessed valuation for taxes payable in 2028 and thereafter, continuing until reduced or rescinded.

SECTION 4. A certified copy of this ordinance shall be submitted to the Department of Local Government Finance (DLGF) of the State of Indiana as provided by law. The tax rate for this Fund is subject to certification by the DLGF, and this fund shall take effect upon approval by the DLGF.

SECTION 5. Severability. If any section, sentence or provision of the ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Delphi and approval by the Mayor and after all statutory procedures are followed.

Passed and adopted by a majority of the Common Council of the City of Delphi, Indiana, this 5th day of May, 2025.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this 5th day of May, 2025.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

ORDINANCE NO. 2025-4
ORDINANCE TRANSFERRING GOVERNANCE OF MORNING HEIGHTS CEMETERY TO
BOARD OF PUBLIC WORKS AND SAFETY

WHEREAS, Morning Heights Cemetery is the municipal cemetery owned and operated by the City of Delphi, Indiana;

WHEREAS, Indiana Code § 23-14-65, *et seq.* provides that the Common Council of the City of Delphi, Indiana has the power to govern Morning Heights Cemetery as the Cemetery Board and to establish all necessary rules and regulations for the management of Morning Heights Cemetery;

WHEREAS, the Common Council has the authority to transfer control the role of Cemetery Board and governance of Morning Heights Cemetery to the Board of Public Works and Safety pursuant to Indiana Code § 23-14-65-9;

WHEREAS, the Common Council proposes to transfer the role of Cemetery Board and governance of Morning Heights Cemetery to the Board of Public Works and Safety in order to improve the efficiency of managing Morning Heights Cemetery;

WHEREAS, pursuant to Indiana Code § 23-14-65-13, the Common Council set the proposed transfer of management and control of Morning Heights Cemetery for public hearing on May 5, 2025 and ordered the Clerk-Treasurer to publish notice of the hearing in the Carroll Comet once a week for two (2) weeks prior to the hearing date; and

WHEREAS, at least five (5) days have passed since the public hearing was held on May 5, 2025, and upon consideration of the views of lot owners and taxpayers expressed at the hearing, the Common Council intends to proceed with transferring the role of Cemetery Board and governance of Morning Heights Cemetery to the Board of Public Works and Safety;

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

Section 1: The role of Cemetery Board and governance of Morning Heights Cemetery is hereby transferred from the Common Council to the Board of Public Works and Safety with all authority and powers prescribed under Indiana Code 23-14-65, *et seq.* for Cemetery Boards.

Section 2. If any section, sentence, or provision of this ordinance or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other parts of this ordinance which can be given effect without the invalid part, and to this end the provisions of this ordinance are declared severable.

Section 3. This ordinance shall be in full force and effect upon adoption by the Common Council and approval by the Mayor.

Passed and adopted by a majority of the Common Council of the City of Delphi, Indiana, this 2nd day of June 2025.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this 2nd day of June 2025.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Delphi Properties, LLC		County Carroll
Address of Taxpayer (number and street, city, state and ZIP code) 111 E Main St Delphi IN 46923		DLGF Taxing District Number 007
Name of Contact Person Robert H. Mosser, CPA	Telephone Number 260-497-9000	Email Address hugh@kellerdev.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Delphi Common Council	Resolution Number 2	Estimated Start Date (month, day, year) 10/01/2014
Location of Property 113 E Main St Delphi IN 46923		Actual Start Date (month, day, year) 10/01/2014
Description of Real Property Improvements: See attached		Estimated Completion Date (month, day, year) 10/01/2015
		Actual Completion Date (month, day, year) 10/01/2015
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	2	2
Salaries	5,262	7,788
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		89,700
Plus: Values of Proposed Project	1,125,000	
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project	1,125,000	89,700
ACTUAL	COST	ASSESSED VALUE
Values Before Project		97,200
Plus: Values of Proposed Project	1,541,109	98,900 *
Less: Values of Any Property Being Replaced		97,200
Net Values Upon Completion of Project	1,541,109	98,900
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Robert H. Mosser, CPA</i>	Title Agent of Owners	Date Signed (month, day, year) 4/14/2025

* Using A/V from 2024 Form 11.
2025 Form 11 not yet received.

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

Delphi Properties, LLC

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

Rehabilitation of building into 1st floor commercial space and 2nd & 3rd floors each into 8 multi-family affordable housing units.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS In Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT In Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

PRIVACY NOTICE

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INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Delphi Preservation Society, Inc.		County Carroll
Address of Taxpayer (number and street, city, state and ZIP code) PO Box 161 Delphi IN 46923		DLGF Taxing District Number 007
Name of Contact Person Robert H. Mosser, CPA	Telephone Number 260-497-9000	Email Address hugh@kellerdev.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Delphi Common Council	Resolution Number 2	Estimated Start Date (month, day, year) 10/01/2014
Location of Property 117 E Main St Delphi IN 46923		Actual Start Date (month, day, year) 10/01/2014
Description of Real Property Improvements: See attached		Estimated Completion Date (month, day, year) 10/01/2015
		Actual Completion Date (month, day, year) 10/01/2015
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	2	2
Salaries	5,262	7,788
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		144,100
Plus: Values of Proposed Project	1,125,000	
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project	1,125,000	144,100
ACTUAL	COST	ASSESSED VALUE
Values Before Project		74,600
Plus: Values of Proposed Project	1,541,109	108,100 *
Less: Values of Any Property Being Replaced		74,600
Net Values Upon Completion of Project	1,541,109	108,100
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Robert H. Mosser, CPA</i>	Title Agent of Owners	Date Signed (month, day, year) 04/14/2025

* Using A/V from 2024 Form 11.
2025 Form 11 not yet received.

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

Delphi Preservation Society, Inc.

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

Rehabilitation of building into 1st floor commercial space and 2nd & 3rd floors each into 8 multi-family affordable housing units.

Key # 08-06-29-020-037.000-007

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS In Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT In Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Delphi Preservation Society, Inc.		County Carroll
Address of Taxpayer (number and street, city, state and ZIP code) PO Box 161 Delphi IN 46923		DLGF Taxing District Number 007
Name of Contact Person Robert H. Mosser, CPA	Telephone Number 260-497-9000	Email Address hugh@kellerdev.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Delphi Common Council	Resolution Number 2	Estimated Start Date (month, day, year) 10/01/2014
Location of Property 117 E Main St Delphi IN 46923		Actual Start Date (month, day, year) 10/01/2014
Description of Real Property Improvements: See attached		Estimated Completion Date (month, day, year) 10/01/2015
		Actual Completion Date (month, day, year) 10/01/2015
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	2	2
Salaries	5,262	7,788
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		144,100
Plus: Values of Proposed Project	1,125,000	
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project	1,125,000	144,100
ACTUAL	COST	ASSESSED VALUE
Values Before Project		81,600
Plus: Values of Proposed Project	1,541,109	108,100 *
Less: Values of Any Property Being Replaced		81,600
Net Values Upon Completion of Project	1,541,109	108,100
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Robert H. Mosser, CPA</i>	Title Agent of Owners	Date Signed (month, day, year) 04/14/2025

* Using A/V from 2024 Form 11.
2025 Form 11 not yet received.

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

Delphi Preservation Society, Inc.

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

Rehabilitation of building into 1st floor commercial space and 2nd & 3rd floors each into 8 multi-family affordable housing units.

Key # 08-06-29-020-038.000-007

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS In Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT In Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Canal Commons, L.P.		County Carroll
Address of Taxpayer (number and street, city, state and ZIP code) 2455 W. Till Road Fort Wayne IN 46818		DLGF Taxing District Number 007
Name of Contact Person Robert H. Mosser, CPA	Telephone Number 260-497-9000	Email Address hugh@kellerdev.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Delphi Common Council	Resolution Number 3	Estimated Start Date (month, day, year) 10/01/2014
Location of Property 511 N Market St Delphi IN 46923		Actual Start Date (month, day, year) 10/01/2014
Description of Real Property Improvements: Rehabilitation of building into 28-unit multi-family affordable housing.		Estimated Completion Date (month, day, year) 10/01/2015
		Actual Completion Date (month, day, year) 10/01/2015
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees	2	2
Salaries	18,424	27,274
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project		76,100
Plus: Values of Proposed Project	2,175,000	
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project	2,175,000	76,100
ACTUAL	COST	ASSESSED VALUE
Values Before Project		
Plus: Values of Proposed Project	2,297,030	319,400 *
Less: Values of Any Property Being Replaced		
Net Values Upon Completion of Project	2,297,030	319,400
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Robert H. Mosser, CPA</i>	Title Agent of Owners	Date Signed (month, day, year) 04/14/2025

* Using A/V from 2024 Form 11.
2025 Form 11 not yet received.

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS In Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT In Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

ORDINANCE NO. 2025-5
ORDINANCE AMENDING FEE FOR PURCHASE OF
BURIAL PLOTS IN MORNING HEIGHTS CEMETERY

WHEREAS, the City of Delphi Code of Ordinances (“Code”) includes Chapter 98 “CEMETERIES,” which includes rules and regulations governing the control and management and fees for Morning Heights Cemetery (“Cemetery”);

WHEREAS, the Common Council of the City of Delphi, Indiana (“Common Council”) has reviewed the current rules and regulations controlling the Cemetery and finds that existing fee to purchase a burial plot is inadequate to provide for all costs associated with maintenance and management of the Cemetery; and

WHEREAS, the Common Council finds that increasing the fee to purchase a burial plot in the Cemetery to \$ [REDACTED] is reasonable, equitable, and based on the cost of maintaining and managing the Cemetery;

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

Section 1: Section 98.03 of the Code, entitled “GRAVE CHARGES” shall be amended by **replacing** the current title and language with the following:

§ 98.03 FEES.

(A) Purchase of Burial Plots. The fee to purchase a burial plot shall be \$ [REDACTED] per plot, which shall be paid in full to the Clerk-Treasurer at the time of purchase.

Section 2. If any section, sentence, or provision of this ordinance or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other parts of this ordinance which can be given effect without the invalid part, and to this end the provisions of this ordinance are declared severable.

Section 3. This ordinance shall be in full force and effect upon adoption by the Common Council and approval by the Mayor.

Passed and adopted by a majority of the Common Council of the City of Delphi, Indiana, this 5th day of May 2025.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this 5th day of May 2025.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

RESOLUTION NO. 2025-4

A RESOLUTION AUTHORIZING MAYOR AND CLERK-TREASURER TO SIGN AND EXECUTE DECLARATION OF DEDICATION FOR THE NEW SECTION OF MORNING HEIGHTS CEMETERY

WHEREAS, the City of Delphi purchased an additional two (2) acres that serve as a new section of Morning Heights Cemetery, which is the municipal cemetery owned and operated by the City;

WHEREAS, Indiana Code 23-14-34-1 states that before granting or selling any burial rights in any part of a cemetery, the cemetery owner must record with the county Recorder's Office an accurate survey and plat of the part of the cemetery in which burial rights are to be granted or sold;

WHEREAS, pursuant to Indiana Code 23-14-34-5, a written instrument, duly executed and acknowledged by the cemetery owner, dedicating the property to cemetery purposes ("Declaration of Dedication") must be recorded with the requisite survey and plat; and

WHEREAS, the Common Council desires to authorize the Mayor and Clerk-Treasurer to sign and execute the Declaration of Dedication, attached hereto as Exhibit A, for the purpose of recording the survey and plat of the new section of Morning Heights Cemetery with the Carroll County Recorder's Office.

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

Section 1. The Common Council hereby authorizes the Mayor and the Clerk-Treasurer of the City of Delphi, Indiana to sign and execute the Declaration of Dedication for the purpose of recording the survey and plat of the new section of Morning Heights Cemetery with the Carroll County Recorder's Office.

Adopted by the Common Council of the City of Delphi, Indiana on this 5th day of May, 2025.

Passage by a Majority of the Common Council:

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, on this 5th day of May, 2025.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

EXHIBIT A – DECLARATION OF DEDICATION

**Declaration of Dedication of Real Estate
Morning Heights Cemetery Section 2**

The City of Delphi, Indiana, by its duly authorized representatives, the Honorable Mayor Kamron Yates and Clerk-Treasurer Julie Price, does hereby acknowledge the execution of the within plat of Morning Heights Cemetery Section 2 of said cemetery and does hereby dedicate said real estate and the use thereof to cemetery purposes. A copy of said plat is attached hereto and made a part hereof together with a survey of the real estate.

Kamron Yates, Mayor of the City of Delphi,
Indiana

Julie Price, Clerk-Treasurer of the City of
Delphi, Indiana

STATE OF INDIANA)
COUNTY OF CARROLL)

Before me the undersigned Notary Public in and for the County and State, personally appeared *the Honorable Mayor Kamron Yates and Clerk-Treasurer Julie Price, duly authorized representatives of the City of Delphi, Indiana*, and acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Notarial Seal this ____ day of _____, 2025

Notary Public

Printed name of Notary Public

My commission expires _____

Resident of: _____ County, Indiana


Notary Number: _____

LEGAL DESCRIPTION

Part of the southeast Quarter of Section 21, Township 25 North, Range 2 West, Deer Creek Township, Carroll County, Indiana, shown on the plat of an original boundary survey certified by Seth Johnson, PS # LS21300001 on January 12, 2023 as 40th Parallel Surveying's Job Number 2022-136 (All references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at the southeast corner of said Quarter marked by a 12 inch diameter concrete post; thence S 89°20'09" W (Indiana West State Plane Coordinate System) 318.09 feet along the south line of said Quarter to the point of beginning marked by a 12 inch diameter concrete post; thence S 89°15'48" W 160.02 feet along said south line to a 5/8 inch diameter rebar with an orange plastic cap stamped "FIRM 0047"; thence N 00°01'46" E 544.63 feet to the center line of County Road 300 North; thence N 89°22'17" E 160.02 feet along said center line to the northwest corner of a parcel described in Deed Book 43, Page 485; thence S 00°01'46" W 544.33 feet along the west line of said parcel to the point of beginning, containing 2.00 acres, more or less, subject to highway right-of-way.

I, Seth Johnson, a registered land surveyor in the state of Indiana, do hereby certify that this Cemetery Plat was prepared based on boundary survey certified by me on January 12, 2023 as 40th Parallel Surveying's Job Number 2022-136. This plat is subject to any overlaps, gaps or inconsistencies that the survey might have revealed.

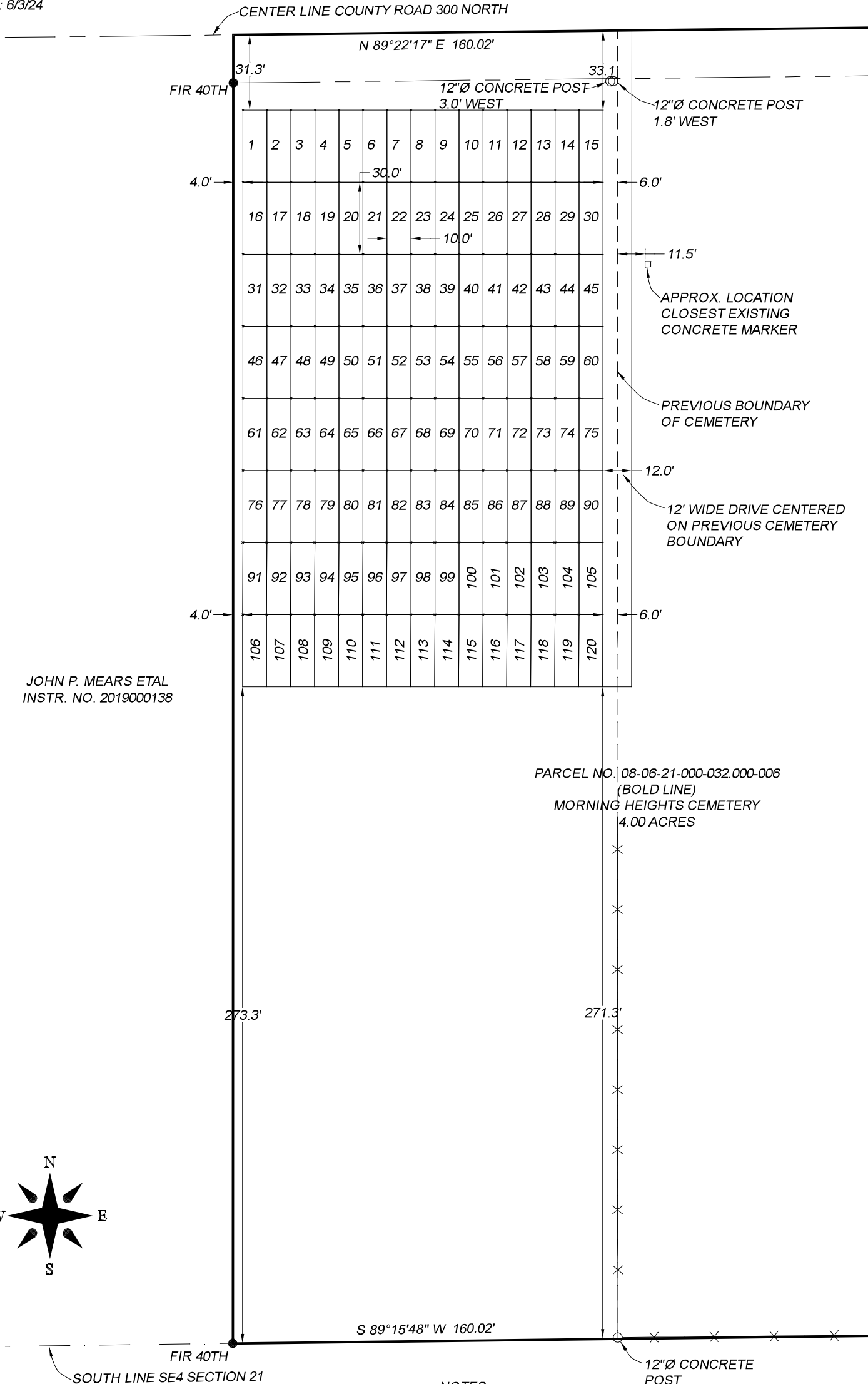

Seth Johnson
Registration No. LS21300001
Firm ID No. 0047



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Seth Johnson

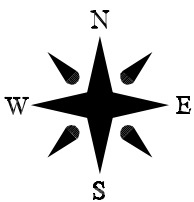
This Instrument prepared by Seth Johnson, 555 Market Road, Tipton, IN 46072.

MORNING HEIGHTS CEMETERY, DELPHI



JOHN P. MEARS ETAL
 INSTR. NO. 2019000138

PARCEL NO. 08-06-21-000-032.000-006
 (BOLD LINE)
 MORNING HEIGHTS CEMETERY
 4.00 ACRES

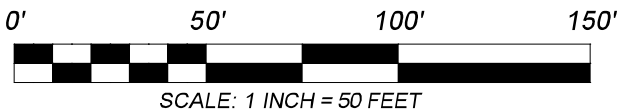


NOTES:
 NUMBERED PLOTS ARE 30'X10'

THIS IS NOT INTENDED TO BE A BOUNDARY SURVEY

LEGEND

- FIR 40TH - DENOTES 5/8 INCH DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "FIRM 0047" FOUND



**555 MARKET ROAD
 TIPTON, IN 46072**

PHONE 765-675-6455
 e-mail: sj.40th@gmail.com



RESOLUTION 2025-6
A RESOLUTION TO TRANSFER APPROPRIATIONS

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

EDIT:		
FROM: 2216001395 (EDIT Main Street)	TO: 2216001396(EDIT Facade Grant)	\$6,000.00
FROM: 22160011392 (Promotional)	TO: 2216001396 (EDIT Facade Grant)	\$9,000.00

Resolved by the Common Council of the City of Delphi, Indiana this 5th day of May 2025.
Passage by a Majority of the Common Council.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved/Vetoed by me, the Mayor this 5th day of May 2025.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

RESOLUTION NO. 2025-6
RESOLUTION AUTHORIZING APPLICATION SUBMISSION AND LOCAL MATCH COMMITMENT

RESOLUTION OF THE CITY COUNCIL OF DELPHI, INDIANA, AUTHORIZING THE SUBMITTAL OF THE COMMUNITY CROSSINGS APPLICATION TO THE INDIANA DEPARTMENT OF TRANSPORTATION AND ADDRESSING RELATED MATTERS

WHEREAS, the City Council of Delphi, Indiana recognizes the need to stimulate growth and to maintain roads and sidewalks and infrastructure within its corporate limits;

WHEREAS, in 2016, the Indiana General Assembly passed legislation creating the Community Crossings Matching Grant Program (CCMG) to help cities, counties and towns across the state improve their roads and bridges;

WHEREAS, the City of Delphi, Indiana has previously applied for and received funding through the CCMG at a 75/25 percent match;

WHEREAS, the City of Delphi, is eligible to apply for CCMG 2025-1;

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

Section 1. The Mayor is authorized to prepare and submit an application for grant funding to address drainage and street systems, contracts and agreements pursuant to regulations of the Indiana Department of Transportation.

Section 2. The City Council of Delphi, Indiana hereby commits the requisite local funds in the amount up to a maximum of five hundred thousand dollars (\$500,000), in the form of funds from Motor Vehicle Highway Community Crossing Match, such commitments to be contingent upon receipt of CCMG funding from the Indiana Department of Transportation.

Adopted by the City Council of Delphi, Indiana this 5th day of May, 2025 at 6:00 PM local time.

Passage by a Majority of the Common Council:

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved/ Vetoed by me, the Mayor this 5th day of May, 2025.

Kamron Yates, Mayor, City of Delphi

Attest: Julie Price, Clerk-Treasurer