



Delphi Common Council Agenda

Date/Time: Tuesday September 02, 2025 @ 6:00 P.M.
Location: Delphi City Building 201 S. Union St. Delphi IN

Live streamed on Delphi Indiana YouTube Channel
<http://www.youtube.com/@delphiindiana491>

- 1. Calling to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call Clerk Price**
- 4. Meeting Minutes**
 - a. Monday August 04, 2025*
- 5. Department Head Reports**
- 6. Other Business**
- 7. Unfinished Business**
- 8. New Business**
 - a. Introduction of the new CEO/Executive Director of the Carroll County Economic Development Corporation – Mr. James Wells*
 - b. Homestead Resources – Employee Benefit*
 - c. Proposed Ordinance 2025-11 Discontinued Trash Containers Sticker Program*
- 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– August 4, 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. The members present were: Kamron Yates, Denny Myers, Spencer Kingery, Cody Nelson, Erin Jubril, and Doyle Moore.

The minutes for July 7, 2025 council meeting were presented for approval. There were no additions or corrections. No discussion for the minutes. Department Head reports were sent to the council prior to the meeting for review. Motion to approve the minutes made by Erin Jubril seconded by Cody Nelson. Motion carried and passed. (5-0)

The minutes for July 7, 2025 council budget workshop were presented for review and approval. Motion to approve the minutes made by Spencer Kingery, seconded by Cody Nelson. Motion carried and passed. (5-0)

The minutes for July 21, 2025 council budget workshop were presented for review and approval. Motion to approve the minutes made by Denny Myers, seconded by Spencer Kingery. Motion carried and passed. (5-0)

Other Business:

Mayor Yates stated that the 30-minute parking in on Union St. may need to be addressed due to an excessive amount of people parking in the 2 spots and using them for longer as they visit businesses for lunch which poses a problem for citizens who need to do city business and pay their utility bills. They do not have parking when coming to the city building which poses a problem. The council will discuss and decide what a possible solution may be including but not limited to possible days and hours on signage.

New Business

Amber and Sarah from St. Elizabeth healthcare were present to discuss and inform the public of continuum of care services which include inpatient/outpatient therapy, assisted living, long term care, partnership activities, and many other services.

A quote from 40th Parallel was presented to council for consideration for historical survey and stake survey for Deer Creek Drive. The quote came in at a lower cost than previous amount presented. Council decided to vote to approve the survey quote. Motion to approve the quote made by Erin Jubril, seconded by Cody Nelson. Motion carried and passed. (5-0)

Aric VanWeelden from On Point Waste Services was present to discuss the possibility of consideration for bids for the waste contract. Council decided to vote for request for quotes/bids to consider the trash

contract for the upcoming year. Things discussed for consideration of bidding were cost savings, budgeting, ability to scale up/down to fit the needs of the city and tracking of trash bins for billing. TrashKans had a representative present who commented that they would like to continue serving the City of Delphi and continue the partnership that has been in place for some time. Motion to approve the request for quotes/bidding made by Denny Myers, seconded by Cody Nelson. Motion carried and passed. (5-0)

Amendment to the Morning Heights Cemetery mowing contract was presented for review. The new contract would include the addition of the 2 acres that was recently surveyed and plotted for sale. Motion to approve the amendment made by Erin Jubril, seconded by Cody Nelson. Motion carried and passed. (5-0)

Unfinished Business:

Proposed Ordinance 2025-9 Amending Chapter 35 of Delphi Code of Ordinances was presented for approval on the second reading. Motion to approve the ordinance on second reading made by Spencer Kingery, seconded by Denny Myers. Motion carried and passed. (5-0)

Proposed Ordinance 2025-9 presented for approval on third and final reading. Motion to approve ordinance made by Spencer Kingery, seconded by Erin Jubril. Motion carried and passed. (5-0)

Proposed Ordinance 2025-10 Amending Section 31.02 Parks and Recreation board was presented for approval. Motion to approve the ordinance on second reading made by Cody Nelson, seconded by Spencer Kingery. Motion carried and passed. (5-0)

Proposed Ordinance 2025-10 presented for approval on third and final reading. Motion to approve the ordinance made by Cody Nelson, seconded by Erin Jubril. Motion carried and passed. (5-0)

The wastewater dept. will have an APV for excess stone that was put around at the plant during the clarifier project. The expense was outside the cost of the project and was extra. Superintendent VanSickle will be turning in a request for payment to cover the cost of the excess stone.

Future Business and Announcements:

Mayor Yates made the announcement that Old Settler's would be in town on August 5-10 for operation starting August 7th and ending August 9th with set up to occur beginning August 4th after 5pm and finished by August 10th at 8 am.

City emails have gone from the .org domain to in.gov domain for security purposes. Mayor Yates stated that the .org domain will still be owned by the city and emails will be forwarded to the new in.gov email addresses for all city employees.

Front Street and Market Street projects are in progress with the target date for asphalt for Front Street being August 11 and Market Street moving forward on schedule if not ahead of schedule.

Bowen Estates has the first certificate of occupancy approval, and the first homes are on the market for sale.

Miscellaneous Business:

The EDIT budget suggestions were sent to the council prior to council meeting for viewing. By general consensus with 5-0 agreement, the EDIT budget was accepted for the 2026 budget proposal.

Board Comments:

Cody Nelson stated there has been a lot more vehicle traffic in the Bowen Estates area with the 5 new house building completions.

Clerk Comments:

Clerk/Treasurer Price commented that the clerk's office has seen an extensive amount of transfers for water with move-ins and move-outs. She asked the council about considering putting rental properties all in the owner's names and removing them from the tenant's name due to excessive amounts of move ins and outs per month. She stated there had already been 13 with it only being 4 days into the new month. It was suggested to reach out to other clerk/treasurers to see how their municipalities handle rental properties along with Doyle Moore possibly asking other rental property owners how they handle their property and asking some questions.

Public Comments:

Economic Development Director Julia Leahy announced a ribbon cutting ceremony for Sweet Salvation Bakery Saturday, August 9, 2025 at 10 am for anyone who would like to join them for the ceremony.

Adjournment

Without objection and no other business or comments, the motion to adjourn Common council was made by Spencer Kingery, seconded by Erin Jubril. Motion carried and passed. (5-0) Meeting was adjourned at 7:01 p.m.

Mayor Kamron Yates

Julie Price, Attest

Community Development Report AUGUST 2025 – Julia Leahy

Permits/Planning - Several discussions regarding permits of various types this month.

Residential permit – shed complaint, roof replacement, shed, duplex (add 3rd unit-under review)

Commercial – BMV remodel, 2 business signs

Excavation permit - 1

Delphi Main Street

Façade Improvement Grants – design committee met and denied the request (2-no 1-yes 1-abstain) for the mural re-do at the corner of Washington & Franklin Streets

Old Settlers was August 7-9 (HOT weather) – attendance was down from last year; approximately 3,000 over 3 days

August Do It In Delphi Market Day had 25 vendors and was moved to Market Street. The new location was very well received. Next “Market on Market” is September 20 and October 18 in conjunction with the 5K

Holiday Planning meeting with business owners and volunteers on 8/25. Several events are planned for November and December to bring visitors to the community in partnership with businesses, Delphi Opera House, and more

Exploring the process of starting a DORA in the downtown (Designated Outdoor Refreshment Area) – review other community’s ordinances, maps, etc.

Researching the addition of speakers in the downtown for various events, parades, streaming music (holidays), emergency announcements, etc. Will seek grants and community partnerships for funding (project goal: 2026)

OTHER

<Public Art Movement – exploring ideas with other community partners; working with the Indiana Arts Commission – applying for the Creative Convergence program (interactive murals, ‘planned’ mural development, funding, etc.)

<Parks Board/Main Street 5K Planning Meeting 8/12

<KIRPC Safe Roads Planning Commission meeting 8/13

<Community Exchange – Monticello – OCRA event (Main Street Requirement) – great ideas focused on collaboration with elected officials as well as local media 8/15

<IEDA (Indiana Economic Development Association) conference – Indianapolis 8/14

<Monthly meeting with Rachel, Delphi Opera House Director (event planning/communication) 8/20

<Gerry White/OCRA Community Liaison (DORA discussion, grant ideas) 8/20

<Carroll County Community Foundation –Day of Giving planning 8/19

<NIPSCO quarterly CAP luncheon 8/21

<EDC Executive Committee 8/7 and EDC Board Meeting 8/21

....New EDC director, James Wells, started 8/18 – discussed city priorities 8/26

<Indiana Housing Conference – Indy 8/27-8/28

Police Report for August 2025

Tuesday, September 2nd, 2025

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

Police and Code Enforcement Report:

Preliminary report:

At this time the complete statistical data is not available for the month of August. A supplemental report containing data for August police and code enforcement will be provided Tuesday, prior to the meeting.

Evidence room: Bennett Construction has nearly finished the police department's new evidence room. Once cabinets and shelving are installed Sergeant Deckard will begin the process of moving the inventory from the upstairs room to the new space. Thank you for funding this project, it will make it much easier to manage our evidence.

Old Stettler's: A special thanks to officers working extra hours to provide security for the event. See attached letter from President of Delphi Main Street, Mark Mindel.

The Indiana Bacon Festival: 8 Officers from Carroll and White counties were employed by Bacon Festival committee through Extra Duty Solutions for security. Extra Duty manages liability and workman's comp claims should they arise. The Police Department had three officers on duty to assist outside the event. Special thanks to Chief Dulin for allowing the Fire Department to be used as a command post.

Best Regards,

Stephen L. Mullin, Chief of Police

Chief Mullin,

Thank you for offering your Police officers to help with this years Old Settlers event.

Your officers were a Big help with everything and acted very professionally. It was a

Nice "Soft" presence that was a welcome change. All of your officers acted professionally and were very proactive with the situations that they were dealt. I do not need to name them because it was EVERY SINGLE one of them that were present during the festival. It made me feel good to know if a problem arose, they were there without having to "swarm" the incidents. Again THANK YOU and tell your officers thank you for their professionalism and courtesy to all of us at Delphi Main Street, the vendors and the carnival personnel.

Hats off to you guys!! You make me very proud to be part of this town .

Sincerely,

A handwritten signature in black ink that reads "Mark Mendel". The signature is written in a cursive, flowing style.

Mark Mendel , Pres Delphi Main Street

Owner: The Blue Moose

Hometown Shirts & Graphix

YourTime Fitness



Street & Parks Department August Highlights

- Cleaned and prepped the downtown for the August festivals & events
- Maintenance of the levees
- Cleaned/jetted storm line on North and Market Streets
- Removed hazardous street trees
- Cut brush back to ROW line on Clyde St
- Replaced lights in the City Shelter
- The kitchen remodel in Riley cabin is complete with new appliances set
- Replaces several street signs
- Assisted with Movie night in the Park
- All concrete and dirt work has been completed on Front St and asphalt is scheduled to be placed between the 8th & 16th. of September
- Market St CCMG 2025-1 is moving along really well. They are doing the concrete tie ins now and I would look for asphalt to go down in 2-3 weeks.
- The fence contractor is working on the fence for the pickleball court and the contractor for the coating and equipment is to show up on the 2nd of September to start his end of things.

City of Delphi Water Works

BOW and Council Meeting

9/2/2025

Highlights

- Read meters.
- Sent out 4 each Fluoride and Bacti Samples
- Total Gallons pumped TBA
- 48 Locate Requests
- 29 Daily Service Calls
- Daily checking of High and continuous consumption users (95 total for the month)
- Daily checking of meter communication alarms (29 total for the month)
- Valve Box Maintenance for road projects
- Weekly Mowing and Weed whacking
- Trimmed Pine trees at Well field
- Installed by passes for Festivals
- Dugout and install loads of stone to widen Driveway at Aeration Plant
- Fire Hydrant maintenance and cleaned around them
- Adjusted Valve Boxes on Market Street and also Front Street
- The engine out of the generator has been pulled and is at John Deere to be inspected
- Monthly testing was performed

Thank you,

Craig A. Myers

Water Superintendent

DELPHI MUNICIPAL AIRPORT
BOARD OF AVIATION COMMISSIONERS
AUGUST 14, 2025
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 14, 2025.

Members participating were Larry Gruber, Jim Yost, Ethan Beery and Ronda Cassens

Member absent:

Guests were Doyle Moore Ken Ross and Ed Nagle

APPROVAL OF MINUTE

Ronda Cassens made a motion the approved the minutes of the June meeting.

Seconded by Jim Yost

Minutes were approved by acclimation

REVIEW FINANCIAL REPORT

The financial reports were reviewed and no questions were presented

ENGINEERS REPORT

The engineer reported on the grant funding for the master plan. The funds for the first half of the master plan that have been allocated to date are: \$166,666.67 of which 90% is funded by the FAA and 5% from INDOT.

The second half of the funds for the master plan project have been requested. These funds include \$166,834.00 of which 90% will be funded by the FAA and 2.5% by INDOT.

The master plan continues to move forward with the tenant survey received and the forecast chapter sent to the FAA for approval.

Work continues of the grant for reimbursement for the acquisition and demolition of the property at the entrance to the airport.

The engineer is working with Julie Price and Miriam to establish the necessary ordinances for FAA grant fund and clean up some of the funding accounts that were not properly created. Once everything is in place and approved the ordinances will be presented to the city council for establishment of the these ordinances.

MANAGERS REPORT

The yearly inspection of the airport was completed by INDOT and no discrepancies were found and we have received our approval certificate for the next year.

We have received the maintenance invoice for the Fuelmaster system and after discussion with the board president we paid the invoice and continued the service.

I have done some investigation into hangar rental costs at other airports and have found that these airport are reluctant to share their rental rates

I have ordered 2500 gallons of fuel and have been able to maintain the \$4.99 price.

The company that did the vegetation spraying at the airport have returned and resprayed some areas after I expressed dissatisfaction with the initial spraying.

OLD BUSINESS

NONE

NEW BUSINESS

After some discussion of the demolition of the house at the entrance to the airport it was decided to get some quotes for the removal of the house and the clean up of the property. At this time it is not known what this cost will be and information is needed concerning the removal of the house and the clean-up of the lot so better decisions can be made.

OTHER BUSINESS

None

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

NEXT MEETING
SEPT. 11, 2025

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

September 2025

Fuel Consumption (Gallons)

January - 42.4
February - 39.6
March - 40.9
April - 102.6
May - 22.4
June - 40.7
July - 121.1
August - 36.3

YEAR - 446.0

Wastewater Treated (Gallons)

January - 30,932,000
February - 26,081,000
March - 28,481,000
April - 30,245,000
May - 26,314,000
June - 26,512,000
July - 24,519,000
August - 23,184,000

YEAR - 214,545,000

NOTE: All numbers are as of 8/28/25

Bio – Solids Pressed and Land Applied (Merrell Bros.)
YEAR – 290 Cubic Yards

Chlorine Usage (Pounds)
YEAR – 8,146

Sulfur Dioxide Usage (Pounds)
YEAR – 6,795

Sodium Aluminate Usage (Gallons)
YEAR – 23,348

HIGHLIGHTS

- 1, Merrell Bros. hauled approximately 336,000 gallons of bio-solids during August.
2. Surge protection has been installed on all plant VFD's.
3. The annual DMR QA/QC laboratory testing has been completed and sent in.
We will await the results.

FOR IMMEDIATE RELEASE:

August 18, 2025

FOR ADDITIONAL INFORMATION:

Bret Rinehart, EDC Board President

office@carrollcountyedc.com or 765-564-2060



Carroll County Economic Development Corporation Appoints James Wells as New CEO/Executive Director

CARROLL COUNTY, IN — The Carroll County Economic Development Corporation (CCEDC) is pleased to announce the appointment of James Wells as its new Chief Executive Officer, effective immediately. Wells succeeds Jonathan Blake, who has served as Interim Director since February 2025 following the departure of former Executive Director Jake Adams.

Wells brings over seven years of experience in economic development, public administration, and real estate finance. Most recently, he served as a Real Estate Allocation Analyst at the Indiana Housing and Community Development Authority, where he oversaw nearly \$500 million in affordable housing proposals and managed federal HOME funds totaling \$21–25 million annually. His strategic funding recommendations led to a 40% increase in project approvals, demonstrating his ability to align financial oversight with community impact.

Previously, Wells served in the Mayor’s Office in Indianapolis, where he led neighborhood revitalization efforts, increased civic engagement, and built coalitions across government, nonprofit, and private sectors. His background also includes roles in financial services, property management, and legislative support.

Bret Rinehart, President of the CCEDC Board of Directors, shared his thoughts on the transition:

“We are excited to welcome James Wells as our new Executive Director. His experience and passion for inclusive development make him the ideal leader to guide Carroll County into its next chapter. We also extend our sincere thanks to Jonathan Blake for his steady leadership during the interim period and for helping position CCEDC for continued success.”

Wells expressed his enthusiasm for the role:

“I’m honored to join CCEDC and serve the people of Carroll County. This region has incredible potential, and I look forward to working with local leaders, businesses, and residents to strengthen our economy, attract investment, and make our communities even more vibrant and livable.”

Wells holds a Bachelor of Urban Statesmanship from Ball State University and is currently pursuing a Graduate Certificate in Public Finance from Indiana University–Indianapolis. He is also actively engaged in professional development and civic organizations focused on urban planning and sustainable development.

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ORDINANCE NO. 2025-11

**AN ORDINANCE AMENDING CHAPTER 50, SECTIONS 50.04 AND 50.08 OF
THE CITY OF DELPHI CODE OF ORDINANCES**

WHEREAS, pursuant to Chapter 50, § 50.04 entitled, “Authorized Containers and Fees,” of the City of Delphi Code of Ordinances (the “Delphi City Code”), residents are permitted to have one container per week for trash service and are required to purchase a sticker from the City of Delphi to label each additional container or bag or each bulk container used for trash service (the “Additional/Bulk Container Sticker Program”);

WHEREAS, pursuant to Chapter 50, § 50.08 entitled, “Revenues,” of the Delphi City Code, revenue generated by the sale of stickers is appropriated to the solid waste management fund to offset the costs associated with solid waste management programs and operations;

WHEREAS, the Common Council of the City of Delphi, Indiana desires to discontinue the Additional/Bulk Container Sticker Program for additional and bulk trash containers; and

WHEREAS, the Common Council desires to amend § 50.04 and § 50.08 of the Delphi City Code to remove provisions and references related to the Sticker Program.

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

Section 1. The Additional/Bulk Container Sticker Program described in Chapter 50, § 50.04 and referenced in § 50.08 is hereby discontinued.

Section 2. Chapter 50, § 50.04 and § 50.08 of the Delphi City Code are hereby amended and shall read as stated in **Exhibit A** attached hereto.

Section 3. 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 to be severable.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Passed and adopted by the majority of the Common Council of the City of Delphi, Indiana, this ___ day of _____, 2025.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this ___ day of _____, 2025.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

EXHIBIT A

AS AMENDED:

§ 50.04 AUTHORIZED CONTAINERS AND FEES.

- (A) Container. The container is a contractor supplied closed receptacle for waste. Each residence shall be allowed one container per week for basic service which shall be provided at a fixed rate of Fifteen Dollars and Fifty Cents (\$15.50) billed monthly to each residential user of trash/garbage service. The Common Council of the City shall determine the rate to be charged for residential trash/garbage service at least annually at a public meeting.
- (B) Setting Out Containers for Pick Up. Containers must be placed at the curb and shall be so located that they cannot be easily upset. These containers must be put out no earlier than 12:00 P.M., noon, on the preceding day and no later than 6:00 A.M. on the morning of scheduled collection.
- (C) Retrieving Containers After Pick Up. Containers must be brought inside or up to the residence no more than 24 hours after the scheduled pick up time. Failure to bring the trash containers inside or up to the residence within 24 hours of the scheduled pick up time will result in a \$20.00 fine per offense.

§ 50.08 REVENUES.

Any revenue generated by the payment of fines shall be appropriated to the solid waste management fund to offset the costs associated with its solid waste management programs and operations.

PRIOR VERSIONS PROVIDED FOR REFERENCE ONLY:

§ 50.04 AUTHORIZED CONTAINERS AND FEES.

- (A) Container. The container is a contractor supplied closed receptacle for waste. Each residence shall be allowed one container per week for basic service which shall be provided at a fixed rate of Fifteen Dollars and Fifty Cents (\$15.50) billed monthly to each residential user of trash/garbage service. The Common Council of the City shall determine the rate to be charged for residential trash/garbage service at least annually at a public meeting.
- (B) Additional or Bulk Containers. Each additional container or bag must display a sticker, to be purchased from the city, or its authorized agents, at a price to be determined by the Common Council of the City. A fee of \$0.75 per bag or container in excess of the one bag or container per week allotment shall apply.
 - (1) A "bulk" sticker can be purchased from the City, or its authorized agents, for a fee to be determined by the Common Council of the City. The price for a bulk sticker is \$5.00.
- (C) Setting Out Containers for Pick Up. Containers must be placed at the curb and shall be so located that they cannot be easily upset. These containers must be put out no earlier than 12:00 P.M., noon, on the preceding day and no later than 6:00 A.M. on the morning of scheduled collection.
- (D) Retrieving Containers After Pick Up. Containers must be brought inside or up to the residence no more than 24 hours after the scheduled pick up time. Failure to bring the trash containers inside or up to the residence within 24 hours of the scheduled pick up time will result in a \$20.00 fine per offense.

§ 50.08 REVENUES.

Any revenue generated by the sale of stickers and/or the payment of fines shall be appropriated to the solid waste management fund to offset the costs associated with its solid waste management programs and operations.