



Delphi Common Council Agenda

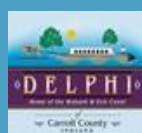
Date/Time: Monday October 06, 2025 @ 6:00 P.M.
Location: Delphi City Building 201 S. Union St. Delphi IN

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. Tuesday September 02, 2025*
 - b. Monday September 15, 2025 - Special Meeting*
- 5. Department Head Reports**
- 6. Other Business**
 - a. Jennifer Roth – Purdue Extension - Community Childcare Team*
 - b. Budget Hearing/Adoption Date Confirmation*
- 7. Unfinished Business**
- 8. New Business**
 - a. Discussion of Future Economic Development Plans – Carroll County Economic Development Corporation*
 - b. Proposed Ordinance 2025-11 Discontinued Trash Containers Sticker Program*
 - c. Proposed Ordinance 2025-12 Amend Code Sec. 50.07 Regarding Yard Waste*
 - d. Proposed Ordinance 2025-13 Establishing No Parking Limitation on E Front St.*
 - e. Proposed Resolution 2025-10 Transfer of Funds RD*
- 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— September 2, 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, Spencer Kingery, Denny Myers, Erin Jubril, Doyle Moore. Cody Nelson was late with arrival at 6:06pm after the pledge and roll call.

The minutes from the August 4, 2025 council meeting 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. (4-0)

Without objection, the department head reports were approved into meeting minutes as presented to council.

Other Business:

Marie Morris from Homestead Resources was in attendance to present information for HUD housing counseling in connection with the CD financial institution.

James Wells was present to introduce himself as the new Economic Development Director replacing his predecessor, Jake Adams. The council welcomes James and looks forward to working with him.

Unfinished Business:

None

New Business:

Proposed Ordinance 2025-11 Discontinuing Trash container sticker program was presented for approval. Motion to approve the ordinance on first reading made by Cody Nelson, seconded by Spencer Kingery. Motion carried and passed. (5-0)

Future Business:

None

Miscellaneous Business:

Mayor Yates stated that the staff for Lieutenant Governor Micah Beckworth would be available for public community office hours at the City building 2nd floor from 11:30-2:30pm on September 3 for anyone wanting to connect and ask questions.

Updates for Front St. and Market St.- Both should be ready for paving within the next week after clean up on Front St. and finish up sidewalk work on Market St.

Riley Park update on the pickleball courts and basketball courts was given by Mayor Yates. The painting, fencing, and new goals and rims should be next for the upgrades.

Board Comments:

Councilman Cody Nelson announced his resignation from the board as of 10/31/25 due to moving outside the city limits.

Clerk/Treasurer Comments:

Clerk/treasurer Price commented that if citizens were still having issues with receiving water bills, to please stop by the office or call for their bill amounts before the 15th to avoid delinquent charges and penalties and possible shut off on the 25th. It was stated as a reminder that the billing does not change from month to month. Bills are due on the 15th of the month, and shut offs are on the 25th of the month.

Public Comments:

Community Development director Julia Leahy commented that the Hispanic Heritage Festival would be celebrated on Sept. 27. She also stated that the Delphi Main Street is working to get new Christmas lights for the monument. Trunk or treat is scheduled for November 1st.

Adjournment

Without objection and no other business or comments, the motion to adjourn Common council was made by Erin Jubril and seconded by Cody Nelson. Motion carried and passed (5-0) and meeting adjourned at 6:27pm.

Mayor Kamron Yates

Julie Price, Attest

Common Council Special Budget Workshop Meeting— September 15, 2025
2nd floor City Building 6:00 pm
201 S. Union St. Delphi

Council was called to order at 6:06 pm on the second floor of the city building and live streamed on Youtube.

Roll call was given by clerk/treasurer-Julie Price. Members present: Kamron Yates, Spencer Kingery, Erin Jubril, and Doyle Moore. Cody Nelson and Denny Myers were not present.

Workshop for the budget began with Clerk-Treasurer Price stating which line items needed to be visited for budgeting purposes. Those budget items included:

General Insurance with a 3-0 consensus to budget \$375,000

Fica-Med with 3-0 consensus to budget \$ 60,000

General perf and Police perf with a 3-0 consensus to budget the amount needed with a \$2,000 overage in case of new employment

Flood Control with a 3-0 consensus to budget \$ 30,000

Land with a 3-0 consensus to budget \$0 due to no intent to purchase property in 2026

Solid Waste with a 3-0 consensus to budget \$200,000 with a possible amount change after bidding and before adoption

Solid Waste advertising, office supplies, and computers/software with no changes to remain the same amount as previously budgeted with a 3-0 consensus.

Police patrolman and probationary payroll was suggested by clerk-treasurer Price for \$55,000 for patrolman and \$60,000 for probationary to cover current officers in those pay rates for 2025-2026 provided they move to the newly assigned ranks.

Adjournment

Without objection and no other business or comments, the motion to adjourn Common council special budget meeting was made by Spencer Kingery and second by Erin Jubril. Motion carried (3-0) and meeting adjourned at 6:58 pm.

Mayor Kamron Yates

Julie Price, Attest

Community Development Report SEPTEMBER 2025 – Julia Leahy

Permits/Planning -

Residential permit – 3 reviews/discussions; waiting on payment for a residential remodel that began before obtaining a permit; excavation permit needed (after work already began) on new water service for a residence

Commercial – signage (permit pending)

Excavation permit - 2

Delphi Main Street

September Do It In Delphi Market Day had 10 vendors on Market Street. The September market always conflicts with Brookston Apple Popcorn festival, so we may consider a change for the 2026 season.

Holiday Planning meetings with business owners continue to progress with several events planned. Delphi Main Street is working with a new vendor for warm white Christmas lights around the monument this November. The last time the monument was lit up was in 2022.

We are continuing to explore creating a DORA in the downtown (Designated Outdoor Refreshment Area) – review other community’s ordinances, maps, etc. Hope to have more information by mid-November.

We do not have space available within the conduits leading to the city light poles downtown that will fit the addition of speaker wire for an outdoor speaker system. Now we are looking at potentially mounting speakers on top of the gazebo on the courthouse lawn to reach down Franklin and Washington Streets. (holiday music; parade announcements; etc.)

Spoke to a class at Purdue “Themed Entertainment” course regarding Old Settlers celebration – improvements/changes for 2026. Our event is one of two class projects this semester. Spring semester will be with another Pursue Class, Advanced Event Planning & Management

Plans are underway for the November 1st Trunk or Treat at Riley Park

OTHER

<Public Art Movement – we gathered a team to work on public art projects and filed our application with the Indiana Arts Commission for a creative convergence planning grant;

<Parks Board/Main Street 5K Planning Meeting 9/24

<Carroll County Community Foundation –Day of Giving final planning meeting 9/23

<Preserving Historic Places conference – Fort Wayne; September 30-October 2

<Met new restaurant owner on Main Street; opening date pending for October 20

<Hispanic Heritage Festival on September 27 was a huge success with 750-1,000 in attendance

Police Report for September 2025

Monday, October 6, 2025

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

Police and Code Enforcement Report:

Police

- Arrests: 12
- Calls for Service: 338
- Incident reports: 25
- Vehicle Stops: 115
- Citations: 29
- Written warnings: 98
- Crash reports: 5

Code enforcement:

4 Trash/litter-filled yard- 1 closed

8 Tall grass- 2 closed

Evidence room: The construction is finished, with shelving and countertop installed. Sergeant Deckard has transferred the contents of the upstairs evidence room to the new evidence room. Thank you to the Mayor, Council, and Board of Works for moving this project forward.

Hispanic Festival: The police department, Emergency management, fire department and Street Department worked with the organizers to provide a secure area downtown for this year's Hispanic festival.

Best Regards,

Stephen L Mullin, Chief of Police

News Releases:

D25-0261

On Tuesday, September 9, 2025, at 1pm Jessica Brunton, 41 of Delphi, was arrested for domestic Battery and Neglect in the 200 block of South Union Street. Brunton was held pending bond or initial hearing. Chief Mullin and Officer Wilson investigated.

D25-0262

On Wednesday, September 10, 2025, at 10 pm Steven Murphy, 63 of Flora was arrested for possession of marijuana and paraphernalia near the intersection of Packet Avenue and East Main Street. Murphy was cited and released. Officer Reef investigated, assisted by Officer Martin.

D25-0263

On Wednesday, September 10, 2025, at 11:30 pm Ronny Hunt, 38 of Delphi was arrested for Possession of Marijuana near the intersection of Main and Market Street. Hunt was cited and released. Officer Reef Investigated.

D25-0264

On Thursday, September 11, 2025, at 1:30 am Billy Williams, 50 of Delphi, was arrested for Resisting Law Enforcement and Public Intoxication near the 500 block of North Union Street. Williams was held pending bond or initial hearing. Officer Reef investigated.

D25-0268

On Saturday, September 13 at 1:30 am Megan Davis, 19 of Galveston Indiana, was arrested for underage consumption of alcohol and possession of marijuana near the intersection of Main and Market Street. Davis was held pending bond or initial hearing. Officer Johnson investigated assisted by Officer Reef.

D25-0269

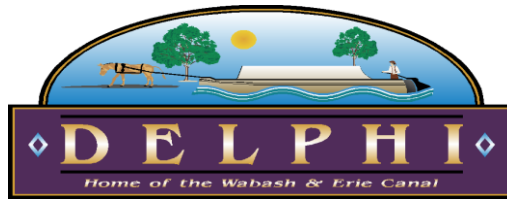
On Monday, September 15, 2025, at 9:30 pm Victor Duarte Macias, 27 of Monticello was arrested for driving while never received a driver's license and driving while suspended near the intersection of CR 600 N. on US 421. Victor Duarte Macias was cited and released. Officer Reef investigated.

D25-0275

On Saturday, September 20, 2025, at 7:00 pm Christopher Hollingsworth, 37, was arrested for domestic battery in the 500 block of North Market Street. Hollingsworth was held pending bond or initial hearing. Officer Johnson investigated assisted by Officer Martin and Sgt Parkinson.

D25-0286

On Tuesday, September 30, 2025, at 7:30 pm Christopher Johnson, 59, of Peru Indiana was arrested for driving while suspended near the intersection of CR 800 West on SR 25. Johnson was cited and released. Officer Reef investigated.



Street & Parks Department September Highlights

- Raised crowns on Street trees
- Tree maintenance at the City Cemetery
- Replaced some street signs
- Ground stumps in ROW
- Repaired ceiling in Parks barn
- Installed a storm structure on pipe for Market St to be able to do maintenance
- Front St. project is just about complete and only has a few punch list items left.
- CCMG 2025-1 (Market St.) is just about complete as well. We had an unfortunate situation that dictated the need to repave just about the whole St.

City of Delphi Water Works

BOW and Council Meeting

10/6/25

Highlights

- Read meters.
- Sent out 4 each Fluoride and Bacti Samples
- Total Gallons pumped 31.807 million Gallons
- 51 Locate Requests
- 32 Daily Service Calls
- Daily checking of High and continuous consumption users (36 total for the month)
- Daily checking of meter communication alarms (44 total for the month)
- Cleaned Valve Boxes from Road Project
- Weekly Mowing and Weed whacking
- Cleaned Well Buildings and Minor Maintenance
- Put In Climate Control in Well #3
- Cleaned Meter pit lids throughout the Utility
- Trimmed trees at Well #7
- Replaced Meter Pits at 208 W. Front
- Fixed Water Leak at 411 W. Franklin
- Started Hydrant Flushing on the South Hill

Thank you,

Craig A. Myers

Water Superintendent

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 **2026** 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 6, 2025
Public Hearing Time	6:00 PM
Public Hearing Location	201 S. Union St.

Adoption Meeting Date	Monday, October 20, 2025
Adoption Meeting Time	6:00 PM
Adoption Meeting Location	201 S. Union St.

Estimated Civil Max Levy	\$1,298,081
Est. Fire Territory Max Levy	\$170,478
Property Tax Cap Credit Estimate	\$146,990

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	\$100,000	\$0	\$0	\$0	
0101-GENERAL	\$4,011,632	\$1,000,000	\$0	\$489,440	104.32%
0342-POLICE PENSION	\$16,960	\$0	\$0	\$0	
0706-LOCAL ROAD & STREET	\$21,185	\$0	\$0	\$0	
0708-MOTOR VEHICLE HIGHWAY	\$452,000	\$300,000	\$0	\$808,640	-62.90%
2379-CUMULATIVE CAPITAL IMP (CIG TAX)	\$7,500	\$0	\$0	\$0	
2402-ECONOMIC DEVELOPMENT	\$263,763	\$0	\$0	\$0	
6402-TRASH / SANITATION - OPERATING	\$202,500	\$0	\$0	\$0	
8604-SPECIAL FIRE PROTECTION TERRITORY GENERAL	\$229,500	\$170,500	\$0	\$157,395	8.33%
8692-SPECIAL FIRE PROTECTION TERRITORY EQUIPMENT REPLACE	\$143,000	\$181,988	\$0	\$94,546	92.49%
9500-CODE ENFORCEMENT	\$7,500	\$0	\$0	\$0	
9501-UNSAFE BUILDINGS	\$10,000	\$0	\$0	\$0	
9502-ARP GRANT	\$361,901	\$0	\$0	\$0	
9503-LOIT SPECIAL DISTRIBUTION	\$0	\$0	\$0	\$0	
Totals	\$5,842,441	\$1,652,488	\$0	\$1,550,021	

Economic & Community Development Highlights

The City of Delphi continues to experience steady growth across population, housing, jobs, and investment — positioning the community for long-term economic success. Through strong partnerships and targeted development efforts, CCEDC is working alongside city leadership to expand housing, improve infrastructure, support local businesses, strengthen workforce mobility, and enhance quality of life for residents.



Community Growth Snapshot

- Population: +56 residents since 2020 – estimated total 3,017
- Employment: 1,090 jobs | 1.5% growth since 2022
- Investment: \$18M+ public and private investment fueling business growth, infrastructure upgrades, downtown revitalization, and tourism
- Housing Investments (2025 YTD):
 - Bowen Estates: \$3M+ for 8 new units
 - Interurban Apartments: \$12.8M, 68 luxury workforce units (fully leased)
 - Hammon's Duplex: \$500K

Median Household Income: \$43,548 (2023)

Summary:

- \$18M+ investment overall
- Steady growth in population, jobs, and housing
- Delphi is well-positioned for continued success

Healthcare

Goal: Improve access to urgent and quality healthcare services across the county.

Urgent Care Expansion (2021–2025) Multiple meetings with regional hospitals to address the need for urgent care services in the county.

Maintaining Partnership with the Family Health Clinics

To support community well-being by connecting economic growth efforts with access to quality local healthcare.

Gift VIII Grant Submission in support of expanded local healthcare access — *even though the grant was not awarded to Carroll County, efforts continue for future submissions.*

Childcare Initiatives

Goal: Expand access to high-quality childcare to support working families and early childhood development.

2025 Childcare Grants:

- Delphi Upper Room (\$15K)

Early Learning Alliance of Carroll County:

- Community coalition focused on early education.
- Initiatives include Babysitting Basics classes, a State of Childcare Fair (with \$6,000 in awards to local childcare providers)

Children's Garden Childcare Center:

- 68 new childcare seats; Available to Carroll County residents.

Delphi Redevelopment Commission

CCEDC Administration for the City of Delphi RDC:

From 2011-2025, CCEDC has provided administrative support to the City of Delphi's RDC. The CCEDC has also partnered on redevelopment initiatives in the city's TIF districts.

As part of the City and CCEDC contract the CCEDC helps attract and vet prospective developers, coordinate project proposals, and provide data on site readiness, infrastructure, workforce, and incentives.

CCEDC supports The City of Delphi by coordinating with legal and financial advisors, and guiding projects through the approval process—aligning public incentives with private development to grow Delphi's tax base and create jobs.

Infrastructure & Housing Projects

NE Allocation Area/Project 218

- CCEDC is coordinating the acquisition of easements from landowners surrounding The Andersons property to begin engineering and design work for needed infrastructure improvements.

Interurban Apartments

- READI Award: \$1.4 million
- 68-unit workforce housing development in downtown Delphi. Fully leased.
- Total Investment: \$12.8 million

Bowen Estates

- READI Award: \$625,000
- Infrastructure to support construction of up to 175 single-family homes.
- Total Investment: \$1.25 million (Infrastructure Phase)



Business Retention & Expansion (BR&E)

Goal: Support the growth, retention, and competitiveness of existing businesses in Delphi.

The Andersons, Inc. - NE Allocation Area

CCEDC met with The Andersons—to identify their needs, connect them with resources, and support their growth, helping retain and expand jobs in the community.

Hoosier Heartland Industrial Park (HHIP)

Goal: Attract new industrial investment and grow employment through shovel-ready land development.

- **City of Delphi provides water/sewer infrastructure**
- Ongoing marketing and maintenance of the remaining 25 acres available for development and shell building.
- Strategically located within Carroll County’s premier industrial park, offering infrastructure-ready land to attract new business and industrial growth.

Leadership Development

Goal: Build a pipeline of civic-minded leaders to guide Carroll County’s future.

Leadership Carroll County:

9-month program to train future leaders.

- 2022–2023 Cohort
- 2024–2025 Cohort
- 2026–2027 Planning Underway



Agriculture Strategy (KIRPC Partnership)

Goal: Strengthen Carroll County’s ag economy through infrastructure, market access, and workforce investment.

Supporting Local Agriculture through:

- Local food systems development
- Supply chain improvements (e.g., cold storage, meat processing)
- Ag workforce training (CDL, meat cutting, etc.)
- Regulatory streamlining for farmers and ag businesses
- Facility enhancement – Upgrade the current Carroll County 4-H Community Center kitchen to a commercial kitchen to support local food production and value-added agriculture initiatives.

Strategic Planning

Goal: Establish a visionary and actionable roadmap to guide countywide economic and community development.

- 2020: Completion of successful 5-year strategic plan.
- 2025: New plan currently in development to guide future CCEDC initiatives. **(to be released soon)**

Central Wabash Valley Regional Growth Plan

Goal: Position Carroll County for long-term growth aligned with the semiconductor industry.

Regional plan to align county growth with SK Hynix semiconductor project.

Includes:

- Readiness & infrastructure analysis
- Workforce housing potential
- Strategic priorities & funding guidance
- Plan to be finalized in September 2025

READI 2.0 Arts & Culture Planning

Goal: Strengthen creative economies and invest in arts and cultural resources to improve quality of life.

Greater Lafayette READI Region Arts & Culture Plan:

- Counties: Carroll, Tippecanoe, White, Benton, Fountain, Montgomery, Warren
- Regional initiative to map, invest in, and grow arts & culture assets.

Workforce & Transportation

Goal: Enhance workforce mobility and connect workers to employment opportunities within the entire county.

Countywide Transportation Initiative:

- In partnership with Purdue Center for Regional Development, Enterprise Vanpool (CityVan), and Tippecanoe and Carroll County Commissioners.
- Indiana Packers Corporation is expected to utilize the program to support employee transportation needs and improve access to job opportunities.

Community Collaboration

Goal: Strengthen local development efforts by aligning public, private, and educational partners to attract investment, support businesses, and enhance quality of life for residents.

Partnerships

- Delphi Community School Corporation
- Delphi Main Street
- Delphi Family Health Clinic
- Carroll County Chamber of Commerce
- Carroll County Community Foundation
- Greater Lafayette Regional Board-READI
- Purdue Center for Regional Development
- Various Non-for-Profit Organization

**CONTRACT FOR PROFESSIONAL COMMUNITY AND ECONOMIC DEVELOPMENT
SERVICES
BY AND BETWEEN
DELPHI, INDIANA
AND
CARROLL COUNTY ECONOMIC DEVELOPMENT CORPORATION**

THIS CONTRACT, entered into, as of 4th day of December 2023, by and between Delphi, Indiana (hereinafter referred to as the City) and the Carroll County Economic Development Corporation, (hereinafter referred to as the Corporation).

WHEREAS, the City has a need for professional services as related to community and economic development activities in Carroll County, Indiana; and

WHEREAS, the City desires to engage in certain activities necessary for development of the community and economic base of City and Carroll County, Indiana and

WHEREAS, the City desires to engage the Corporation to render certain assistance in connection with such undertakings of the Carroll County.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

A. Scope of Services. The Corporation shall perform all necessary services under this contract in conjunction with and respecting the City; and shall do, perform, and carry out, in a satisfactory and proper manner, as determined by the City, the following:

1. Business and Industrial Recruiting and Plant Expansions: The Corporation shall work with, and act as, the coordinator of industrial recruiting and plant expansion activities for the City. These activities shall include actively seeking new industry to locate in the City and Carroll County and assisting local industry with plant expansion.

The primary objective of this activity is:

- (a) to retain the jobs currently located in the City and Carroll County;
- (b) provide expansion opportunities to local industry which will result in more jobs; and
- (c) recruit new business to locate in the City and Carroll County resulting in an expanded tax base and increase in job opportunities for county residents.

2. Infrastructure Development: The Corporation shall work, with the City in developing road systems, develop county-wide water and/or sewer projects, develop options for any other project deemed necessary by the City as related to the overall community and economic development of the City and Carroll County.

B. Time of Performance. The services of the Corporation commence on January 1, 2024 and to extend to December 31, 2027.

C. Compensation. The City and the Corporation agree that fees paid by the City to the Corporation shall be calculated and paid as follows:

1. The Corporation will be funded by compensation paid by participating incorporated cities and towns located in Carroll County and by Carroll County.

2. The Corporation shall establish an annual budget for its operations for a fiscal year and shall notify the City of the amount of said budget sufficiently in advance of the effective date of said budget so that the City may give consideration of said amount in establishing its own budget for the ensuing fiscal year. The Corporation shall supply the City with its annual budget.

3. The population figure used for contract amount is based on the 2020 population for budget planning purposes. Delphi population was **2961**; multiplied by \$12.00, the 2024 contract amount is **\$35,532.00**. In 2025 the contract is based on \$12.50 per person, the contract amount is **\$37,012.50**. In 2026 the contract is based on \$13.00 per person, the contract amount is **\$38,493.00**. In 2027 the contract is based on \$13.50 per person, the contract amount is **\$39,973.50**.

4. The population of the City and of Carroll County shall be derived from the official census most recent to the date of fee computation.

D. Changes. The City may, from time to time, request changes in the Scope of Services, Section A of this Contract, of the Corporation to be performed hereunder. Such changes, including any increase or decrease in the amount of the Corporation's compensation, which are mutually agreed upon by and between the City and the Corporation shall be incorporated in written addenda to this Contract. The Corporation may request a change in the maximum amount payable by the City in the event that said maximum amount does not provide just compensation for services provided hereunder. Such changes which are mutually agreed upon by and between the City and the Corporation shall be incorporated in written addenda to this Contract.

E. Personnel. The Corporation represents that it will be responsible for execution of services under this Contract. All services required hereunder will be performed by the Corporation or its agent and all individuals engaged in the work shall be fully qualified and shall be authorized or permitted under State and local law to perform such services.

F. Corporation Records Maintenance. The Corporation shall maintain accounts and records, including personnel and financial records, adequate to identify and account for all costs pertaining to this contract and such other records as may be deemed necessary to assure proper accounting for all project funds. These records will be made available for audit purposes and will be retained for seven (7) years after the expiration of this Contract unless permission to destroy them is granted.

G. Findings Confidential. All of the reports, information, data, etc., prepared or assembled by the Corporation under this Contract are confidential and the Corporation agrees that they shall not be made available to any individual or organization without prior written approval of the City.

H. Copyright. No report, maps, or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the Corporation.

I. Compliance with Local Law. The Corporation shall comply with all applicable laws, ordinances and codes of the State and Local governments.

J. Term and Termination. This contract shall expire December 31, 2027, provided; however either party hereto may withdraw from this agreement upon giving the other party one-year written notice.

No cause for withdrawal need be stated in such notice and upon the passage of one year from the delivery of said notice; this agreement shall terminate and be of no further force or effect.

K. Participation. The parties hereto agree the success of this agreement in meeting and fulfilling the objectives and scope of service as above mentioned depends upon the participation of and payment of appropriate compensation to the Corporation by the incorporated municipalities of Flora, Burlington, and Camden. In the event a majority of said municipalities or Carroll County fail to enter into an agreement with the Corporation on the same terms as compensation as provided in Paragraph C above, then this agreement shall be null and void and of no effect. In a like manner, should a majority of said municipalities or Carroll County withdraw from a similar agreement with the Corporation as to compensation, then on the effective date of that majority withdrawal, this agreement shall become null and void and of no further effect.

L. Representation. The Delphi City Council shall have the right to appoint three Delphi residents to the Board of Directors. The appointees shall be appointed to three-year staggered terms. Additionally, the Delphi City Council may designate one of their members to serve as an ex-officio Director.

IN WITNESS WHEREOF, the City and Corporation have executed this Contract as of the date first above written.

CITY OF DELPHI, INDIANA

ATTEST: *Laura Geddes*
Delphi Clerk-Treasurer

By: *Arute A. Werling*
Mayor, City of Delphi

CARROLL COUNTY ECONOMIC
DEVELOPMENT CORPORATION

ATTEST: *M. Marnie Robeson*
CCEDC Secretary

By: *Bob Stensho*
CCEDC President

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.

ORDINANCE NO. 2025-12

**AN ORDINANCE AMENDING CHAPTER 50, SECTIONS 50.07 OF
THE CITY OF DELPHI CODE OF ORDINANCES REGARDING YARD WASTE**

WHEREAS, grass clippings, leaves, and other loose yard waste blown, raked, or otherwise placed into the street or other public right-of-way can present hazards to public health and safety such as clogging storm drains leading to localized flooding, creating hazardous conditions for motorists, and being a source of nonpoint water pollution in municipal waterways;

WHEREAS, the Common Council has determined that it is necessary and in the best interest of the residents of the City of Delphi to establish requirements and rules to restrict blowing, raking, or otherwise placing yard waste into City streets and other public rights-of-way; and

WHEREAS, the Common Council desires to amend § 50.07 of the City of Delphi Code of Ordinances (“Delphi City Code”) to include requirements and rules regarding the blowing, raking, or otherwise placing yard waste into the streets and other public rights-of-way in the corporate boundaries of the City of Delphi;

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

Section 1. It shall be unlawful for any person or business to blow, rake, sweep, place or deposit grass clippings, leaves, or other yard waste to be placed upon the streets, gutters, and/or other public rights-of-way of the City at any time other than during the City’s regular fall leaf collection.

Section 2. The unlawful placement of grass clippings, leaves, and other yard waste causes blockages within the City’s storm water drainage system, creates a public nuisance affecting health, and is a danger to pedestrians and vehicular traffic, especially motorcycles and bicycles. Violation of this ordinance will result in a \$20.00 fine per offense.

Section 3. Chapter 50, § 50.07 of the Delphi City Code is hereby amended and shall read as stated in **Exhibit A** attached hereto.

Section 4. The Clerk-Treasurer is hereby ordered to publish a copy of this Ordinance one time in the Carroll County Comet within 30 days after passage of the Ordinance pursuant to I.C. 5-3-1, *et seq.*

Section 5. 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 6. This Ordinance shall be in full force and effect from and after the date of its publication pursuant to I.C. 5-3-1, *et seq.*

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:

§ 50.07 YARD WASTE.

- (A) Yard waste will be collected once per week in season. All yard waste must be bagged or in a container. Yard waste shall not contain any trash/garbage or rubbish.
 - (1) Grass clippings shall be bagged or in a container and protected from the weather.
 - (2) During fall leaf collection, leaves shall be raked along the curb in the street. Leaves shall not exceed four feet into the roadway and shall be raked clear of utility poles and mailboxes. During the remainder of the year, all leaves shall be bagged or in a closed container.
- (B) The city will collect tree limbs of a maximum 5" in diameter. Limbs over 1" in diameter must be trimmed to single branches. Limbs must be bundled, in a container or neatly stacked with the ends facing the same direction, parallel to the street, within five feet of the curb.
- (C) If a private tree service is used, it shall be the tree service's responsibility to remove all yard waste.
- (D) No fee shall be assessed by the city for the collection of yard waste.
- (E) It shall be unlawful for any person or business to blow, rake, sweep, place or deposit grass clippings, leaves, or other yard waste to be placed upon the streets, gutters, and/or other public rights-of-way of the city, except as provided below in subsection (F).
- (F) During fall leaf collection, leaves shall be raked along the curb in the street. Leaves shall not exceed four feet into the roadway and shall be raked clear of utility poles and mailboxes. During the remainder of the year, all leaves shall be bagged or in a closed container.
- (G) The unlawful placement of grass clippings, leaves, and other yard waste causes blockages within the city's storm water drainage system, creates a public nuisance affecting health, and is a danger to pedestrians and vehicular traffic, especially motorcycles and bicycles. Violation of this section will result in a \$20.00 fine per offense.

PRIOR VERSIONS PROVIDED FOR REFERENCE ONLY:

§ 50.07 YARD WASTE.

- (A) Yard waste will be collected once per week in season. All yard waste must be bagged or in a container. Yard waste shall not contain any trash/garbage or rubbish.
 - (1) Grass clippings shall be bagged or in a container and protected from the weather.
 - (2) During fall leaf collection, leaves shall be raked along the curb in the street. Leaves shall not exceed four feet into the roadway and shall be raked clear of utility poles and mailboxes. During the remainder of the year, all leaves shall be bagged or in a closed container.
- (B) The city will collect tree limbs of a maximum 5" in diameter. Limbs over 1" in diameter must be trimmed to single branches. Limbs must be bundled, in a container or neatly stacked with the ends facing the same direction, parallel to the street, within five feet of the curb.
- (C) If a private tree service is used, it shall be the tree service's responsibility to remove all yard waste.
- (D) No fee shall be assessed by the city for the collection of yard waste.

ORDINANCE NO. 2025-13

**ORDINANCE AMENDING TITLE VII, CHAPTER 76, SCHEDULE I
TITLED "PARKING LIMITATIONS"**

WHEREAS, Delphi Code §71.25(A) provides that the Common Council shall regulate parking within the City of Delphi, Indiana; and

WHEREAS, it is desired to eliminate parking along the south side of East Front Street between Wilson Street and Union Street.

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

Section 1. Title VII, Chapter 76, Schedule I titled "Parking Limitations" shall be amended to include the following:

Map Code	Street	Side	Location	Limitation
N/A	E Front Street	South	Wilson Street to Union Street	No Parking

Section 2. This Ordinance shall be in full force and effect after its passage and approval by the Mayor and upon erection of signs designating the "no parking" spaces. Previous ordinances in conflict therewith are hereby revoked.

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

RESOLUTION 2025 – 10

A Resolution Approving Transfer of Additional Funds

WHEREAS, the Department of Local Government and Finance allows that any taxing unit can transfer unobligated cash balances from any fiscal year (excluding debt service and other dedicated funds) to the Rainy Day Fund pursuant to an ordinance, resolution that authorizes and identifies the amount, which cannot exceed 10% of the taxing unit's total annual budget for that fiscal year;

WHEREAS, 10% of the City of Delphi's total annual budget for 2025 is \$369,800.00;

NOW, WHEREFORE, be it resolved by the Common Council of the City of Delphi, Carroll County, Indiana that the Clerk-Treasurer is authorized to transfer funds as follows:

FROM: GENERAL FUND TO: RAINY Day \$369,800.00

Section 1. This Resolution supersedes any other inconsistent rules, regulations, or resolutions of the City, and shall be in full force and effect after it's adoption and approval by the Mayor.

Resolved by the Common Council of the City of Delphi, Indiana this 5th day of October, 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 7th day of April, 2025.

Kamron Yates, Mayor

_ Attest: Julie Price, Clerk-Treasurer