



## Delphi Common Council Agenda

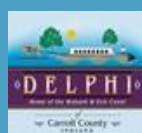
**Date/Time: Monday November 03, 2025 @ 6:00 P.M.**  
**Location: Delphi City Building 201 S. Union St. Delphi IN**

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 October 06, 2025*
  - b. Monday October 20, 2025 – Special Meeting*
- 5. Department Head Reports**
- 6. Other Business**
  - a. DRDC 2025 Annual Spending Plan – Anita Werling*
  - b. Presentation of VEREGY Energy Optimizations, Delivered. – Rick Anderson*
- 7. Unfinished Business**
- 8. New Business**
  - a. Proposed Ordinance 2025-12 Amend Code Sec. 50.07 Regarding Yard Waste*
  - b. Proposed Ordinance 2025-13 Establishing No Parking Limitation on E Front St.*
  - c. Proposed Ordinance 2025-14 Amending the Fire Hydrant Rental Fee Paid by the City of Delphi*
  - d. Proposed Ordinance 2025-15 Public Record Request Policies and Request Form*
  - e. Proposed Resolution 2025-12 Approve Additional Appropriations for The Delphi Tri-Township Fire Protection Territory*
- 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– October 6, 2025  
2<sup>nd</sup> 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, Cody Nelson, Erin Jubril, and Doyle Moore. Spencer Kingery was absent.

The minutes for September 2, 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 Denny Myers seconded by Cody Nelson. Motion carried and passed. (4-0)

The minutes for September 15, 2025 special council budget workshop were presented for approval. There were no additions or corrections. Motion to approve the minutes made by Erin Jubril, seconded by Cody Nelson. Motion carried and passed. (4-0)

Other Business:

Jennifer Roth with Purdue Extension-Community Childcare team presented the council with information and services offered to the community through the extension.

The regular council meeting was suspended at 6:10pm to begin the budget hearing, The budget hearing was opened at 6:10pm. Mayor Yates asked if there were any public comments. Gayle Conner of 510 E. Franklin St. asked about the trash/recycling budget, the economic development budget and where the money is being spent. Julia Leahy asked if she meant the EDIT budget and Ms. Conner answered no but stated the economic development money. She also asked about the city possibly having a surety to aid business owners with struggling businesses such as Massengill's. Mayor Yates and Julia Leahy stated that the businesses that were sold or empty have been filled by succession businesses who have purchased those businesses and are now opening and operating new businesses. She asked about consideration of cutting down city debt on the 2 million dollar loan to possibly pay extra payments and knock the debt down. With no other public comments, the budget hearing was closed at 6:21pm.

The regular council meeting was reopened at 6:21pm.

New Business

Economic Development Director James Wells was in attendance to present the council with the update of CCED proposed spending and to give the council and public updates on the recent population and community growth along with grant information, healthcare information, and TIF district information. He thanked the city for its continued partnership.

Proposed Ordinance 2025-11 Discontinued Trash Container Sticker program was presented for approval on the 2<sup>nd</sup> reading. Motion to approve the ordinance on the second reading made by Erin Jubril, seconded by Cody Nelson. Motion carried and passed. (4-0) Motion to approve the ordinance on the 3<sup>rd</sup> and final reading made by Cody Nelson, seconded by Doyle Moore. Motion carried and passed. (4-0)

Proposed Ordinance 2025-12 Yard Waste was presented for approval on the first reading. Motion to approve the ordinance made by Erin Jubril, seconded by Cody Nelson. Discussion by the board included Mayor Yates stating that grass clippings in the streets has been an ongoing issue and affects the infrastructure and causes blockages. Motion carried and passed. (4-0)

Proposed Ordinance 2025-13 Establishing no parking limitations on Front Street on the South side of the street from Wilson to Union. Motion to approve the ordinance on the first reading made by Cody Nelson, seconded by Doyle Moore. Motion carried and passed. (4-0)

Proposed Resolution 2025-10 Transfer of funds for Rainy Day fund presented for approval. Motion to approve the resolution to transfer 10% of general fund to rainy day fund made by Denny Myers, seconded by Erin Jubril. Motion carried and passed. (4-0)

Budget Adoption Date confirmation presented for approval. The budget adoption date is set for October 20, 2025 at 6:00pm. Motion to approve the adoption meeting date made by Denny Myers, seconded by Doyle Moore. Motion carried and passed. (4-0)

Unfinished Business:

None

Future Business and Announcements:

Mayor Yates made the announcement that the Hispanic Heritage festival was a success and well attended in addition to great weather. He thanked the HHF board for all of hard work put in to planning the festival.

Carroll County is currently under a burn ban until further notice due to very dry weather.

The micro seal resurfacing project is almost complete as well as the CCMG Market St. project which should be nearing completion by the end of the week.

Miscellaneous Business:

None

Board Comments:

Cody Nelson thanked the citizens for voting during election for his ability to be able to serve on council. Mayor Yates thanked him for his service on the board.

Clerk Comments:

Clerk/Treasurer Price thanked the council for wearing pink in honor of breast cancer awareness for the month of October.

Public Comments:

Economic Development Director Julia Leahy asked if Ms. Conner was referring to EDIT or Economic Development for the budget just for clarification purposes. Ms. Conner stated a combination of last year and this year for nearly .5 million was what she was referring to with her budget question.

Sharon Milburn 304 Armory Road asked if the changes to ordinances could be listed on the city website. Mayor Yates stated that all of the documentation for changes is included in the dockets that are posted. She also asked if dates of meeting could be put on the youtube videos for easier access. Mayor Yates stated that could be looked in to and added.

Mayor Yates wanted to announce breast cancer awareness support and awareness from the city and to let the community know the council/city supports those who are victims of the disease. He invited everyone to enjoy a cupcake after the meeting.

Adjournment

Without objection and no other business or comments, the motion to adjourn Common council was made by Erin Jubril, seconded by Cody Nelson. Motion carried and passed. (4-0) Meeting was adjourned at 6:59 p.m.

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Mayor Kamron Yates

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Julie Price, Attest

## COMMON COUNCIL SPECIAL MEETING

October 20, 2025  
2<sup>nd</sup> Floor, City Building, 201 S. Union St.

Mayor Yates called the meeting to order at 6:00 pm.

Those in attendance rose for the pledge of allegiance. The public meeting was livestreamed for You Tube.

Clerk/Treasurer Price did roll call: Present were Cody Nelson, Mayor Yates, Denny Myers, and Doyle Moore, Spencer Kingery, and Erin Jubril.

### Unfinished Business:

Mayor Yates submitted the trash bids with the Board of Works approval and consensus vote to council to award the bid to TrashKans for \$146,500.00 per year for a 2 year contract/commitment. The council discussed the amount of money saved for the taxpayers by bidding out the contract and going with TrashKans due to rising costs. Motion to accept and approve the contract made by Doyle Moore, seconded by Cody Nelson. Motion carried and passed. (5-0)

### New Business:

Resolution 2025-11 Adoption of the 2026 budget was presented to council for approval. Clerk-Treasurer Price stated that the trash line item was advertised for \$200,000 due to the bids that were not opened until the budget hearing so a number had to be put in for the hearing to make deadlines. The number put in was slightly more than the current contract with the ability to be able to change it at adoption after bidding was voted on. Spencer Kingery suggested that the trash line be decreased to \$5,000.00 above the bid contract to allow for new housing that is currently in process so that funds would be available for trash services to new homes. The council consensus agreed to the amount decrease and it to be adopted for \$151,000.00. Motion to approve and adopt the budget with the trash correction and decrease made by Spencer Kingery, seconded by Denny Myers. Motion carried and passed. (5-0)

Adoption of the 2026 Wage Ordinance 2025-14 was presented for review/adoption on the first reading. Motion to adopt ordinance on 1<sup>st</sup> reading made by Erin Jubril, seconded by Cody Nelson. Motion carried and passed. (5-0) Motion to suspend the rules on night of introduction made by Denny Myers, seconded by Spencer Kingery. Motion carried and passed. (5-0) Motion to approve the ordinance on 2<sup>nd</sup> reading made by Denny Myers, seconded by Spencer Kingery. Motion carried and passed. (5-0) Motion to approve ordinance on 3<sup>rd</sup> and final reading made by Denny Myers, se

Motion to suspend the rules allowing 2<sup>nd</sup> and 3<sup>rd</sup> reading made by Doyle Moore, seconded by Cody Nelson. Motion carried and passed. (4-0)

Motion to adopt ordinance on 2<sup>nd</sup> reading made by Denny Myers, seconded by Cody Nelson. Motion carried and passed. (4-0)

Motion to adopt ordinance on 3<sup>rd</sup> and final reading made by Denny Myers, seconded by Cody Nelson. Motion carried and passed. (4-0)

Adoption of 2025 Salary Ordinance 2024-18 was presented for review/adoption on the first reading. Motion to adopt ordinance on first reading made by Doyle Moore, seconded by Denny Myers. Motion to adopt ordinance on first reading carried and passed. (4-0)

Mayor Yates asked if there was any discussion to which there was none.

Motion to suspend the rules allowing 2<sup>nd</sup> and 3<sup>rd</sup> reading made by Cody Nelson, seconded by Doyle Moore. Motion carried and passed (4-0)

Motion to adopt ordinance on 2<sup>nd</sup> reading made by Cody Nelson, seconded by Denny Myers. Motion carried and passed. (4-0)

Motion to adopt ordinance on 3<sup>rd</sup> and final reading made by Denny Myers, seconded by Doyle Moore. Motion carried and passed. (4-0)

Board Comments:

None

Clerk Comments:

None

Public Comments:

None

Adjournment

There being no additional business, Cody Nelson moved to adjourn, second by Doyle Moore. Meeting adjourned at 6:10pm. Motion carried and passed. (4-0)

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Mayor Kamron Yates

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Clerk-Treasurer, Julie Price-Attest

## **Community Development Report OCTOBER 2025 – Julia Leahy**

### Permits/Planning

Residential permit - 3 Accessory Structure permits issued

Excavation permit - 5

### Delphi Main Street

October was the final Do It In Delphi Market with 18 vendors on Market Street. We have received positive feedback from vendors for hosting the Market again next year.

Holiday Planning meetings with business owners finalized plans and activities for November and December. Downtown Open Houses will be held 11/13-11/15. Tree lighting ceremony and outdoor/evening vendor market PLUS late night shopping at downtown businesses will be 11/20 (plus Christmas karaoke). Additional activities and promotions planned for late November and December.

October is “Women in Business Month”. The “Women of Main Street” is featuring all of our women-owned business on social media through October and into November. We have over 35 women participating. HUGE thanks to Laura Greene for coordinating and for running with her idea! Creative Photography by Jodi (Main Street) is the official photographer.

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.

### OTHER

Public Art Movement – Delphi was chosen for the November Creative Convergence program through the Indiana Arts Commission. The team will spend 2 days 11/4-11/5 at Ball State Fishers;

Do It In Delphi 5K Run/Walk was held on October 18. We had 49 participants and about 15 kids for the Dinky Dash. Huge thanks to the police, street department, EMA, and all of the volunteers for assisting the Parks Board with this event. The Family Health Clinic was instrumental in making the event possible.

Ribbon cutting and dedication of the Bowen Family Courts was held 10/18. People were waiting to play pickleball and basketball.

\*Attended Parks Board meeting on 10/7

\*WILO on Partyline on 10/8 promoting the city and Main Street activities

\*Attended Code Enforcement Roundtable in Logansport with Jazlynn on 10/9

\*10/15 – 1 year ribbon cutting celebration for Buttermilk Biscuit Company

\*Attended AIM Ideas Summer 10/21-10/23

I attended the Ball State Community Development Course (in Fishers) – 10/28-10/30 on a scholarship from NIPSCO

# Police Report for October 2025

**Monday, November 3, 2025**

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

Police and Code Enforcement Report:

Police and Code Enforcement Report:

At the time this report was customarily disseminated the complete statistical data was not available for the month of October. A supplemental report containing information for October will be provided Monday, prior to the meeting.

Other police department activity in October:

**Tuesday, October 14, Charlie Kirk birthday celebration** at the gazebo on the courthouse square  
**Saturday, October 18,**

- 5 K run,
- Do it in Delphi, on Market Street
- The No Kings protest around the courthouse

The Delphi Police Department in cooperation with the Carroll Sheriff's Department provided security for the Charlie Kirk birthday celebration and the no king's protest. Indiana State Police assisted with no king's protest. Carroll County, Delphi, and E.M.A. provided their drones for security and surveillance. There were no police involved incidents during any of the events.

**Friday, October 31, Halloween.** Extra officers will be on patrol between 6 and 8 pm in the community. Bags containing candy and drug prevention pamphlets will be distributed by officers working that evening.

I will be absent during Monday evening's meeting. I am scheduled to be speaking Tuesday morning at the Southern Homicide Investigators Association seminar in Nevada with I.S.P. Lt Holeman.

Best Regards,

  
Stephen L Mullin, Chief of Police



## **Street & Parks Department October Highlights**

- Repaired storm line on Market St
- Repaired Utility cuts
- Ground stumps
- Leaf season has officially started
- Repaired/replaced storm structure on Hamilton St
- The Basketball and Pickle ball Courts have been completed and are open for use.
- Both the maintenance and the reconstruction portions of the CCMG 2025-1 project have been completed.
- Front Street / Interurban project has been completed
- Striping of Washington Street after it was sealed has been completed.

City of Delphi Water Works

BOW and Council Meeting

11/3/25

Highlights

- Read meters.
- Sent out 4 each Fluoride and Bacti Samples
- Total Gallons pumped TBA
- 44 Locate Requests
- 38 Daily Service Calls
- Daily checking of High and continuous consumption users (57 total for the month)
- Daily checking of meter communication alarms (36 total for the month)
- Replaced Broken Fire Hydrant on N. High Street
- Weekly Mowing and Weed whacking
- Cleaned Well Buildings and Minor Maintenance
- Replaced service line at 221 N. High
- Flushed all hydrants
- Patched Utility Cuts
- Took Samples at all wells and Entry Points for IFA Pilot Study
- New Meter Pit install at 323 N. Washington
- Assisted with storm repair at Rhineland Mobile Home Park

Thank you,

Craig A. Myers

Water Superintendent



## Delphi Redevelopment Commission

### 2026 Proposed Budget

#### Fund Deposits

Jun-26 Estimated from Carroll County	\$	70,000.00
Dec-26 Estimated from Carroll County	\$	70,000.00

**Fund Total** **\$ 140,000.00**

#### Expenses

RME Bond Insurance	\$	300.00
ROW purchase 218 Development	\$	15,000.00
Engineering/Surveying	\$	50,000.00
Baker Tilly Allocation Review, Neutralization Report, etc.	\$	15,000.00
Robeson Law	\$	5,000.00
Huntington Bank Annual Admin Fee	\$	1,500.00
Programming and Additional	\$	53,200.00

**Expense Total** **\$ 140,000.00**

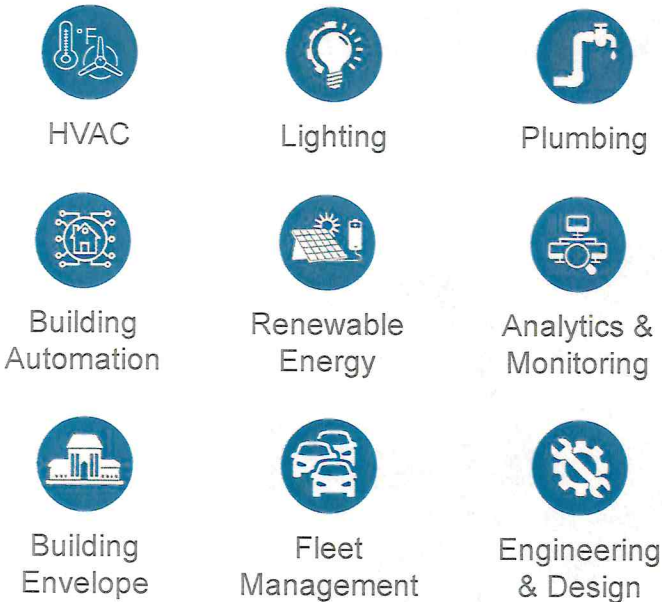
**Ending Balance** **\$ -**

## Guaranteed Energy Savings Solutions

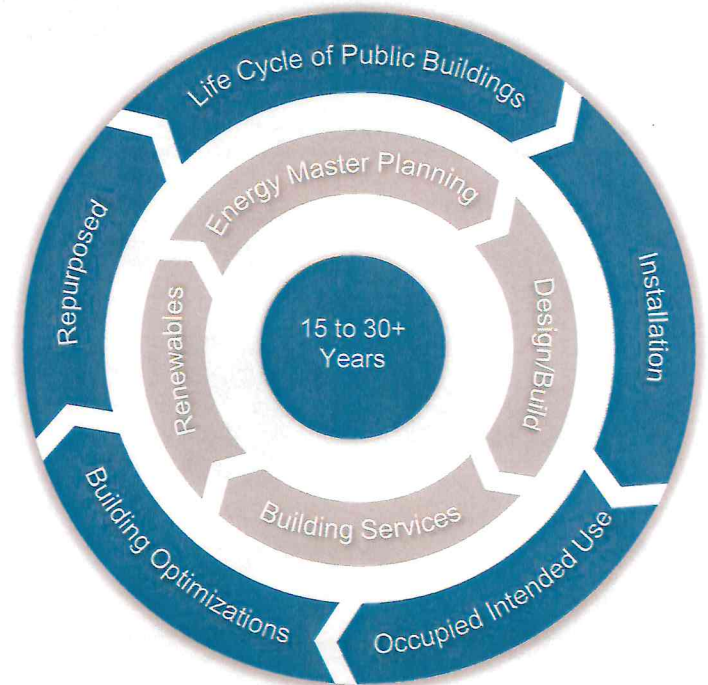
- Renewable Energy Optimization
- HVAC/Mechanical Upgrades
- Building Envelope
- Software Integrations
- O&M Services
- Engineering & Design



### Full-Suite of Optimization Solutions



### Full Building Lifecycle Services



### Offering Pandemic Ready Infrastructure Upgrades



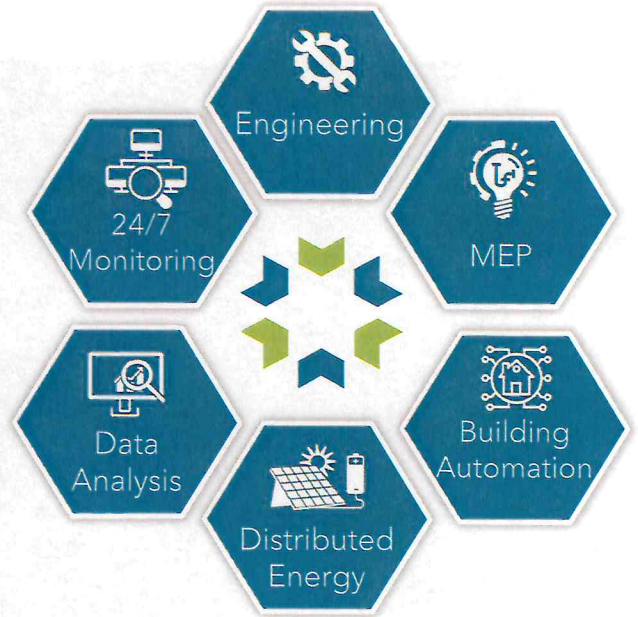
*"Your forward-thinking design and engineering of our versatile HVAC and Building Systems have greatly strengthened our preparedness in managing COVID-19 and other potential pandemics."*

- Paul Wise, Engineering at Lexington Medical Center

## Veregy In-House Expertise

- 70+** Engineers
- 30+** Project Managers
- 400+** Construction/Implementation Specialists

Clients can count on Veregy's inhouse expertise surrounding maintenance projects, day-to-day facility monitoring, and energy efficient infrastructure upgrades focused around mechanical, electrical, plumbing, distributed energy, building envelope and customizable building control systems.

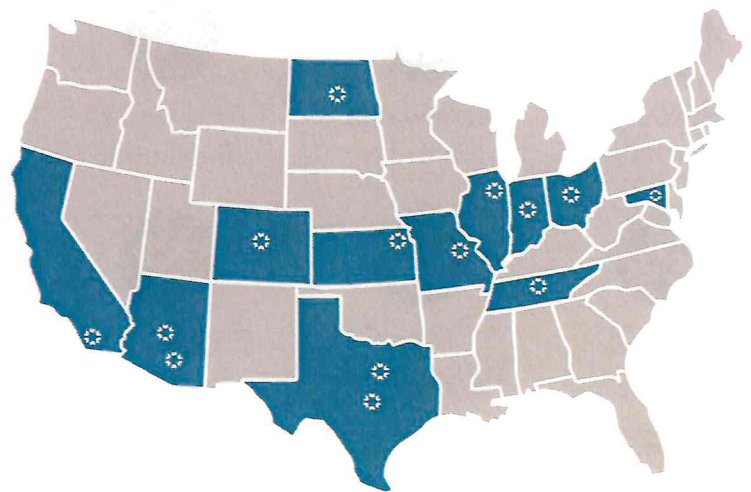


31 YRS Industry Experience	\$1.7 BIL Energy Saving Projects	1,000s Buildings Optimized	500+ Veregy Professionals	8 BIL kWhs of Energy Saved	20 BIL Gallons of Water Saved	12.4 BIL Carbon Dioxide Pounds Reduced
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### Sample Set of Valued Indiana Clients



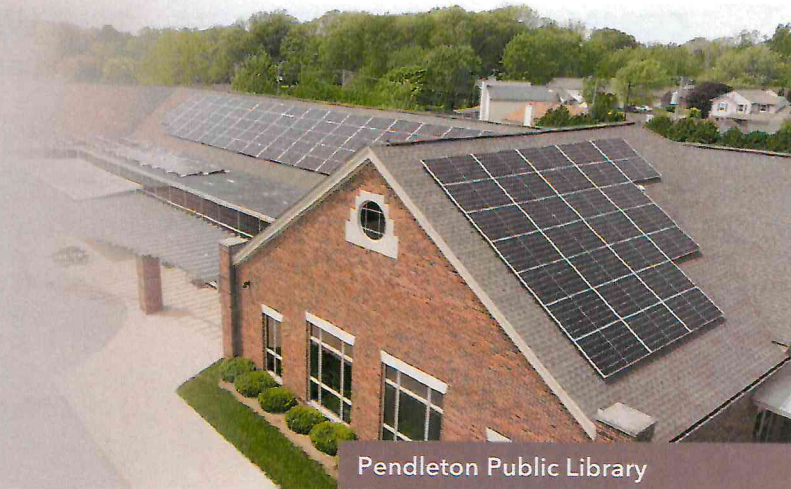
### Nationwide Energy Expertise



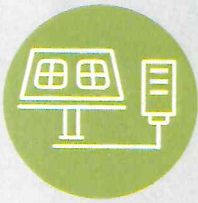
Learn more today at [www.veregy.com](http://www.veregy.com)

## UTILIZING IRA TAX CREDITS FOR RENEWABLES

With the Inflation Reduction Act's new Direct Pay ITC, extension/increase of the current ITC and additional PTC, state and local governments can utilize tax credits and federal funding more than ever to help offset the cost of renewable energy projects.



### IRA ELIGIBLE RENEWABLES



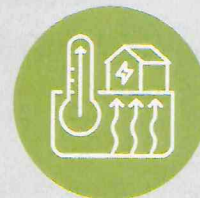
#### Solar Energy

The IRA includes an extension of the Investment Tax Credit through 2033 and an increase to 30% base credit.



#### Battery Storage

Stand-alone battery storage (with at least 3 kWh capacity) is also eligible for this ITC.



#### Geothermal

Geothermal projects meeting certain criteria will qualify for this ITC.

In addition to Investment Tax Credit increases on solar energy, the IRA includes several additional incentives that could potentially help offset the cost of a qualifying project.

- **\$5 Billion** in Climate Pollution Reduction Grants to state and local governments.
- **\$3 Billion** in Environmental and Climate Justice Block Grants for disadvantaged communities.
- **\$1 Billion** for rural renewable energy electrification loans and expansion to include battery storage options.
- **\$9.6 Billion** for loans and financing for rural co-ops to purchase renewable energy, generation, and zero-emissions systems.

While details of this funding are still being released, Veregy is prepared to assist our clients as information becomes more available. Veregy is a leader in the implementation of energy-efficient strategies and solutions, and we're passionate about helping our clients meet their sustainability goals.

## COMMERCIAL ITC UNDER IRA - RENEWABLES

ITC Rate ranges from 30% - 70% depending on project timing, size and eligible "adders".

	2023	2024	2025	2026	2027-2032
<b>PROJECTS UNDER 1 MW AC*</b>					
*Projects over 1 MW will have additional criteria to meet for ITC eligibility.					
Base ITC	30%	30%	30%	30%	30%
Domestic Content	10%	10%	10%	10%	10%
Siting in "Energy Community"	10%	10%	10%	10%	10%
<b>LOW INCOME BONUS - 10% OR 20%</b>					
Low-Income Community or on Indian Land	10%	10%	10%	10%	10%
Qualified Low-Income Residential Building Project or Qualified Low-Income Economic Benefit Project	20%	20%	0%	0%	0%

*If using Tax-Exempt bond financing the tax credit is reduced by the lesser of 15% or the percentage of bond proceeds used to finance the project out of the total capital cost of the project. (Snell & Wilmer)*

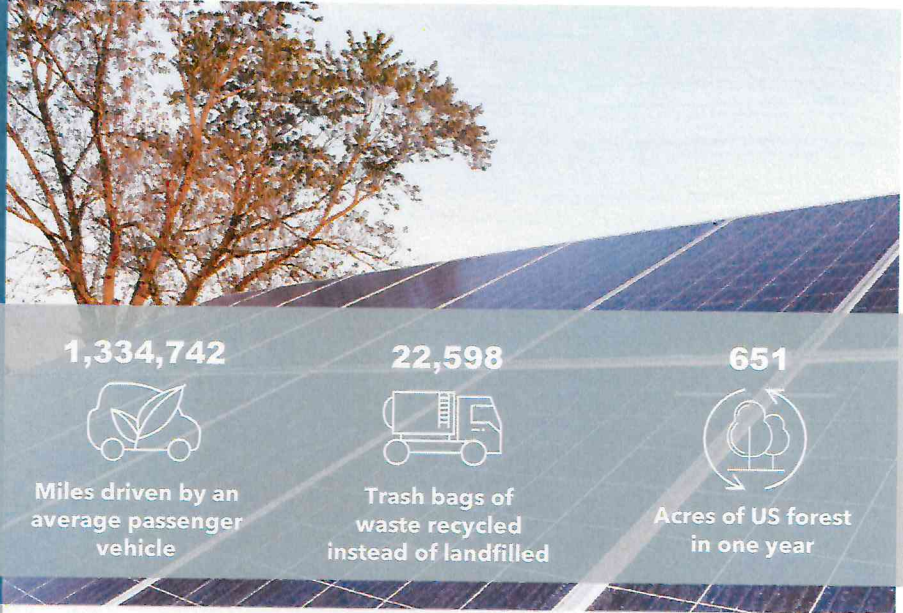
*Example: \$10,000,000 project cost financed entirely with tax exempt bonds with no "adders" to tax credit. 30% tax credit amount would normally yield \$3,000,000 direct pay credit. With 15% reduction (lower of 15% percentage financed with tax exempt bonds (100%)), the tax credit amount would be \$2,550,000. (Snell & Wilmer)*

### ADDER DESCRIPTIONS

- **Domestic Content** - 100% of any steel or iron that is a component of the facility was produced in the United States, and 40% of manufactured products that are components of the facility were produced in the United States.
- **Siting in "Energy Community"** - facility must be located at one of the following: 1) a brownfield site, 2) a metropolitan or non-metropolitan statistical area which a) has, or had any time during the period beginning in 2010, .17% or more direct employment or 25% or more local tax revenues, in either case related to the extraction, processing, transport, or storage of coal, oil or natural gas, and b) has an unemployment rate above the national average for the previous year, or 3) a census tract, or a census tract that is adjoining to, in which a coal mine as closed after 1999 or a coal-fired electric generating unit was retired after 2009.
- **Low-Income Community or on Indian Land** - a Low-Income Community (LIC) is defined by the U.S. Department of the Treasury as a census tract with a poverty rate of at least 20 percent or a median family income 80 percent or less than the area it is benchmarked against (metropolitan area for metropolitan tracts, state for rural tracts).
- **Qualified Low-Income Residential Building Project or Qualified Low-Income Economic Benefit Project** - facility installed on a residential rental building that participates in a covered housing program, a Housing Development Fund Corporation cooperative, a housing assistance program administered by the U.S. Department of Agriculture, or such other affordable housing programs as the Secretary may provide, and the financial benefits of the electricity produced by such facility are allocated equitably among the occupants of the dwelling units of such building.

# The City of Shelbyville

Shelbyville, IN



PROJECT SAVINGS

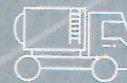
DECARBONIZATION

1,334,742



Miles driven by an average passenger vehicle

22,598



Trash bags of waste recycled instead of landfilled

651



Acres of US forest in one year



## PROJECT OVERVIEW

Veregy collaborated with The City of Shelbyville to design and install a Guaranteed Energy Savings Project. The project uses a combination of ground and roof-mounted solar arrays installed at 14 different sites throughout the city, including the Shelbyville Municipal Airport, multiple fire stations, the Shelbyville Animal Shelter, and the Meridian Park Pool. Veregy currently utilizes remote monitoring and demand management technology to ensure a productive and stable system, while performing routine maintenance to the solar arrays when necessary. With a combination of solar servicing and demand management, Veregy will help The City of Shelbyville stabilize one of the most variable items in its budgets - the cost of energy.

## PROJECT HIGHLIGHTS

- Ground & Rooftop Mounted Solar Array - 14 sites
- LED Lighting
- Solar Maintenance Contract
- HVAC Retrofit/Replacement
- Building Controls Upgrade
- Remote Monitoring
- Start Date: January 2020
- Completion Date: January 2022
- Contract Amount: \$4,717,129

## PROJECT CONTACT

Rick Anderson, Account Manager  
317.693.9779  
randerson@veregy.com

## CLIENT CONTACT

Thomas DeBaun, Mayor  
317.398.6624  
Mayor@cityofshelbyvillein.com

# The City of North Vernon

North Vernon, IN



PROJECT SAVINGS

4,703,448



Miles driven by an average passenger vehicle

79,631



Trash bags of waste recycled instead of landfilled

2,293



Acres of US forest in one year

DECARBONIZATION



## PROJECT OVERVIEW

Veregy collaborated with the City of North Vernon to design and install a Guaranteed Energy Savings Project with the goal of a net zero electric bill. Veregy helped the City of North Vernon become Indiana's first "Solar City" with 3,900 solar panels, equal to 2.38MW, across 22 different sites throughout the city including the wastewater treatment plant. Veregy currently utilizes remote monitoring and demand management technology to ensure a productive and stable system, while performing routine maintenance to the solar arrays when necessary. With a combination of solar servicing and demand management, Veregy will help the City of North Vernon stabilize one of the most variable items in its budgets - the cost of energy - and achieve a net zero electric bill

## PROJECT HIGHLIGHTS

- Ground & Roof Mounted Solar Array
- Solar Installation at 22 sites
- LED Street Lighting
- Solar Maintenance Contract
- Demand Management
- Remote Monitoring
- Start Date: January 2018
- Completion Date: January 2019
- Contract Amount: \$5,036,000



## PROJECT CONTACT

Kurt Schneider, Partner  
317.607.6991  
kschneider@veregy.com

## CLIENT CONTACT

Michael Ochs, Mayor  
812.592.0352  
mayor@northvernon-in.gov

**Rick Anderson**  
Account Executive

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Indianapolis, IN 46241

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[www.veregy.com](http://www.veregy.com)



**Greg Goodnight**  
Consultant

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[www.veregy.com](http://www.veregy.com)



**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

**ORDINANCE NO. 2025-14**

**AN ORDINANCE AMENDING THE FIRE HYDRANT RENTAL FEE PAID BY THE CITY OF DELPHI, INDIANA**

WHEREAS, §51.39 of the Code of Ordinances for the City of Delphi, Indiana currently states that “the amount to be paid by the City of Delphi for fire hydrant rental shall be \$172,000 divided equally among the number of hydrants per year, payable annually.”

WHEREAS, new fire hydrants have been added to the Delphi Tri-Township Fire Protection Territory; and

WHEREAS, the Common Council of the City of Delphi desires to increase the annual amount paid by the City of Delphi for fire hydrant rental from \$172,000 to \$220,000 in order to cover the cost of the new fire hydrants;

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

**Section 1.** The annual amount paid by the City of Delphi for fire hydrant rental shall be \$220,000.

**Section 2.** §51.39 of the Code of Ordinances shall be amended and shall state as follows:

***§ 51.39 PUBLIC AND PRIVATE FIRE PROTECTION SERVICES.***

*The amount to be paid by the city for fire hydrants rental shall be **\$220,000** divided equally among the number of hydrants per year, payable annually. The amount to be paid by owner or owners of private fire protection as rental shall be \$175.50 per hydrant per year, payable semi-annually.*

**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 its passage and approval and approval by the Mayor.

**Passed and adopted by a 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

**ORDINANCE NO. 2025-15**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF DELPHI, INDIANA, DECLARING PUBLIC RECORDS REQUESTS POLICIES AND ESTABLISHING A REQUIRED REQUEST FORM**

WHEREAS, public records of the City of Delphi, Indiana and its municipal departments and agencies (the "City") shall be made available for public inspection and copying pursuant to Indiana Code § 5-14-3 (Access to Public Records Act);

WHEREAS, pursuant to I.C. § 5-14-3-3, the City may require a request to be made on a form provided by the City;

WHEREAS, it is important that the time required for the compilation and copying of any public records not unreasonably interfere with the other business of the City; and

WHEREAS, the City desires to establish consistent procedures for receiving and responding to requests for public records;

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

**Section 1.** Pursuant to I.C. § 5-14-3-3, all individuals and entities making a request access to public records are required to use the Public Records Request Form attached to this Ordinance as Exhibit A.

**Section 2.** Title III, Chapter 30 of the Code of Ordinances of the City of Delphi is hereby amended to include a new Section 30.40 "Public Records Request Policies," which shall read as follows in Exhibit B 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 – PUBLIC RECORDS REQUEST FORM**

## Records Request Form

Pursuant to I.C. 5-14-3-3(a)(2), all requests for public records submitted to the City of Delphi, Indiana ("City") must be made on this form and submitted to the Delphi Clerk-Treasurer's Office. Questions regarding the use of this form may be directed to the Delphi City Building at (765) 564-2097.

**Requestor's Information.** Provide your contact information and preferred method of contact so we may respond to your request.

Date	
Name <i>(first and last)</i>	
Name of Organization <i>(if applicable)</i>	
Address <i>(number and street)</i>	City, State ZIP Code
Phone / Fax	Email Address
<i>Please indicate the email or mailing address where the records should be sent if different from above.</i>	
Preferred method of contact: <input type="checkbox"/> Email <input type="checkbox"/> Mail <input type="checkbox"/> Fax	

**Records Requested.** You must describe the records you are requesting with ***reasonable particularity***. This means you should include information such as date range; specific type of record or document; or a specific location or department. If the request is for inspection or copying of a law enforcement recording, you must provide the information required under I.C. 5-14-3-3(i). ***Vague or overbroad requests may be denied, delayed, or returned for further clarification.*** If you fail to clarify the request after receiving a response from the City seeking clarification, the City need not respond further to the request.

*Pursuant to the Access to Public Records Act, I.C. 5-14-3, I request to inspect or obtain copies of the following public records:*

Description	Date Range	Requested Format <i>(digital or physical copy)</i>

**Record Format.** If a record is maintained in both physical and digital format, the record will be provided in the format requested above. However, the City is not obligated to change the format of a record that is maintained only in a single format (i.e., digital or physical form only), and such record shall be provided in the format available. If the requested information is already available on the City website, you will be so directed.

**Multiple Requests.** If multiple requests are made by the same requestor, each request will be fulfilled in the order received, and the subsequent request will not be addressed until the previous request has been answered.

**Copying Fee.** If a copy of a record is requested, a copying fee may be charged and must be paid prior to receiving the requested records. You will be informed of the copying cost prior to making the copy.

**Although the submission of this form requires that the City of Delphi acknowledge receipt of the request within seven (7) days, there is no requirement for the production of records within this specified period. It is the goal of the City to respond to a records request within a reasonable time, taking into account the nature of the request and the records requested.**

## **EXHIBIT B – PUBLIC RECORDS REQUEST POLICIES**

### **§ 30.40 PUBLIC RECORDS REQUEST POLICIES.**

It is the policy of the City of Delphi, Indiana to comply fully with the Indiana Access to Public Records Act (APRA), Indiana Code § 5-14-3 *et seq.*, as may be amended from time to time.

### **§ 30.41 SUBMISSION OF REQUESTS.**

- (A) Requests for public records shall be made in writing using the form provided by the City.
- (B) The request form may be submitted to the City by mail, fax, email, or personal delivery to the Clerk-Treasurer's Office.
- (C) The request form shall be fully completed and must identify with reasonable particularity the record being requested. The requestor shall attest that the requested records shall not be used for commercial purposes. However, the reason for making the request is not required, and no request shall be denied for not providing a reason in the request form, unless a reason is required by another applicable statute.
- (D) If a request is for inspection or copying of a law enforcement recording, the request must provide the information required under I.C. § 5-14-3-3(i), as may be amended from time to time.

### **§ 30.42 RESPONSE TO REQUESTS.**

- (A) The City shall respond with a written acknowledgment of a request made in person within 24 business hours or a request received by mail, fax, or email within seven (7) calendar days.
- (B) If clarification is needed from the requestor in order for the City to proceed with a response, the City shall notify the requestor as soon as possible.
- (C) If a requestor fails to clarify the request after receiving a response from the City seeking clarification, the City need not respond further to the request.
- (D) If the requested public records are accessible on the City's website, the City will provide a response directing the requestor to where the requested records may be found on the website.
- (E) If the City responds with a denial of any part or all of the request, the City shall provide the reason for the denial, a brief explanation of the statutory authority of the denial, and the name and title of the person responsible for the denial.
- (F) If multiple requests are made by the same requestor, each request shall be fulfilled in the order received, and the subsequent request shall not be addressed until the City has responded to the previous request.

### **§ 30.43 PRODUCTION OF RECORDS.**

- (A) It is the goal of the City to produce the requested records in a reasonable time, taking into account the nature of the request and the records requested.
- (B) Additional time to produce the requested records may be based upon the City's need to:
  - (1) Clarify the intent of the request;
  - (2) Identify, locate, assemble and/or make the records ready for inspection or disclosure;
  - (3) Notify third parties affected by the request; or
  - (4) Determine whether any of the records or information requested is exempt from disclosure and whether a denial should be made as to all or part of the request.
- (C) Unless the City maintains a list of information due to a statutory requirement, the City is not required to create a "list" to satisfy a public records request.

- (D) If a record is maintained in both paper and electronic format, the record will be provided in the format requested by the requestor. The requested format, notwithstanding, the City is not obligated to change the format of a record the City maintains in a single format.

**§ 30.44 COPY FEES.**

- (A) The fee for copying documents shall be ten cents (\$0.10) per page for black-and-white copies and shall not exceed \$0.25 per page for color copies, or as otherwise provided by statute.
- (B) The copying fee for any request for which the response will be oversized documents, color photographs or reproductions, tape recordings and computer disks shall be the actual expense for copying, including the cost of materials.
- (C) Any copying fees must be paid in full prior to the release of the records to the requestor.

**§ 30.45 PROHIBITION AGAINST COMMERCIAL USE OF PUBLIC RECORDS**

- (A) A requestor receiving public records or information shall not use the records or information for commercial purposes. This prohibition does not apply to the use of such records in connection with the preparation or publication of news, for nonprofit activities, or for academic research.
- (B) I.C. § 5-14-3-3 defines “commercial purpose” as “to sell, advertise, or solicit the purchase of merchandise, goods or services, or sell, loan, give away or otherwise deliver the information obtained by the request to any person for these purposes.”

**RESOLUTION 2025-12**  
**A RESOLUTION TO APPROVE ADDITIONAL APPROPRIATIONS FOR**  
**THE DELPHI TRI-TOWNSHIP FIRE PROTECTION TERRITORY (“FIRE PROTECTION TERRITORY”)**

WHEREAS, the Fire Protection Territory Executive Board, jointly with Deer Creek, Madison, and Tippecanoe Township Advisory Boards (the “Township Advisory Boards”), has properly notified the public of its intentions of appropriating additional funds;

WHEREAS, the Fire Protection Territory Executive Board and Township Advisory Boards held a special meeting on October 8, 2025, and approved the appropriation of additional funds in the amount of \$62,000 to pay for expenses relating to Fire Territory Rescue Equipment;

WHEREAS, the City of Delphi, Indiana is the provider unit for the Fire Protection Territory and is responsible for approving the Fire Protection Territory’s budget; and

WHEREAS, the Common Council of the City of Delphi, Indiana (“the Council”), as the fiscal body of the City of Delphi, desires to approve the appropriation of additional funds as described herein;

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

Section 1. The Council hereby approves the following additional sums of money to be appropriated out of previously unappropriated funds in the Fire Protection Territory’s named fund as Appropriation # 2543001433 for expenses relating to Fire Protection Territory rescue equipment, subject to laws governing the same:

<u>NAME</u>	
2543 FIRE EQUIPMENT RESCUE EQUIPMENT FUND	\$62,000

**Section 2.** This Resolution supersedes any other inconsistent rules, regulations, or resolutions of the City and shall be in full force and effect after its adoption and approval by the Mayor.

Resolved by the Common Council of the City of Delphi, Indiana on this 3<sup>rd</sup> day of November, 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 3<sup>rd</sup> day of November, 2025.

\_\_\_\_\_  
Kamron Yates, Mayor

\_\_\_\_\_  
Attest: Julie Price, Clerk-Treasurer