



Delphi Common Council Agenda

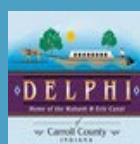
**Date/Time: Monday May 4, 2026 @ 6:00 P.M. Location:
Delphi City Building 201 S. Union St. Delphi, IN**

**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 April 6, 2026*
 - b. Monday April 20, 2026 – Special Meeting*
- 5. Department Head Reports**
- 6. Other Business**
- 7. Unfinished Business**
 - a. Updated Employee Handbook*
 - b. Proposed Ordinance No 2026-07 To Permit Chicken Husbandry in Low-Density Residential Districts – Certification for TEXT AMENDMENT – PC26-002-ZA*
 - c. Proposed Resolution No 2026-03 to Designate a Portion of the Funds in the CCDF to be used for Debt Service*
- 8. New Business**
 - a. MOU with CCRDC – Water Tower Repair and Revitalization*
 - b. Proposed Ordinance No 2026-09 Amending Ordinance 2025-14 Establishing Wages for Certain Employees of the City of Delphi, Indiana from and after January 1, 2026*
 - c. Proposed Resolution No 2026-02 Approving Paid Part-Time Firefighter Position Description for the Delphi Tri-Township Fire Territory*
 - d. Proposed Resolution No 2026-04 to Transfer Funds (Airport Funds)*
- 9. Future Business & Announcements**
- 10. Miscellaneous Business**
 - a. Board Comments*
 - b. Clerk Treasurer Price*
 - c. Public Comments*
 - d. Adjournment*

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

Agenda Subject to Change



Common Council Meeting– April 6, 2026
2nd floor City Building 6:00 pm
201 S. Union St. Delphi

Council was called to order at 6:00 pm on the second floor of the city building. Live streamed on Youtube and opened with the Pledge of Allegiance.

Roll call was given by clerk/treasurer-Julie Price. Members present: Kamron Yates, Denny Myers, Doyle Moore, Spencer Kingery, Erin Jubril, and Dale Seward.

The minutes for March 2, 2026 council meeting were presented for approval. There were no additions or corrections. No discussion for minutes. Motion to approve the minutes made by Erin Jubril seconded by Denn Myers. Motion carried and passed. (5-0)

Other Business:

Amy Webster from Purdue Agriculture was in attendance to present the pros/cons for the pending chicken ordinance for consideration of approval. She gave information on non-roaming, city noise ordinance considerations, adequate temps for the birds, the ratio of animal waste, how to tell the difference of a healthy bird from an ill bird, and cleanliness requirements. Erin Jubril asked if there would be extra resources required for cleanliness. Denny Myers asked if Purdue would look over the ordinance and if there was a quick reference guide available for the ordinance. Code Enforcement officer Plunk asked if feces were allowed to be disposed of in local trash bins. The feces would have to be put in closed bags to dispose properly.

Unfinished Business:

Community Development Director Julia Leahy stated that the Blight grant consideration that was presented for 402 S. Washington was in fact a 1:1 match or 3:1 private match so it would not be pursued to potentially fund renovation on the building. She stated that there are other grant opportunities that are being looked in to, but there is currently nothing further to report to the council at this time.

New Business:

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

Proposed Ordinance 2026-4 for Cumulative Capital Development Fund was presented to council for 2nd and 3rd reading votes. Motion to approve the ordinance on 2nd made by Spencer Kingery, seconded by Denny Myers. Mayor Yates asked if council had any questions or discussion. Dale Seward stated he is still against the CCD and that the increase would only cause more debt. He stated that the city needs to cut the budget and lower the debt. He stated he is against the ordinance but would support a resolution if there was a set amount dedicated to paying towards debt. Motion carried and passed on the 2nd reading. (4-1) Motion to approve on 3rd and final reading made by Spencer Kingery, seconded by Denny Myers. Council members discussed and agreed that a % could be set aside for debt payments. Spencer

Kingery rescinded his motion to amend it so that the motion would reflect additional language be added to a resolution for set amount of the revenue be used to pay debt. Motion to be amended by Spencer Kingery, seconded by Denny Myers to approve the amended motions. Motion to approve ordinance on the 3rd and final reading with the amendments carried and passed. (4-1)

Proposed Ordinance 2026-7 to Permit chicken husbandry in low-density residential districts-certification for TEXT AMENDMENT was presented for approval. Motion to approve on the first reading of the ordinance made by Spencer Kingery, seconded by Erin Jubril. Motion carried and passed. (5-0)

Proposed Ordinance 2026-8 Amending Title VII, Chapter 75, schedule VII Titled “Load Restrictions” was presented for approval. Motion to approve made by Denny Myers, seconded by Spencer Kingery. Mayor Yates stated that the amendment comes from an increase in semi-traffic in the downtown area and on certain streets that are not capable of semi-traffic and large trucks. It does not include delivery trucks to downtown businesses. Motion to approve the ordinance on the first night of introduction made by Denny Myers, seconded by Spencer Kingery. Motion carried and passed. (5-0)

Carroll County Economic Development Director James Wells was in attendance to present the council with an updated CCED strategic plan with focus for a more prosperous economy for Delphi and surrounding areas.

Parker Bright with Boyce/BSA Software was in attendance to present the council with the software upgrade for the city. The new software upgrade will allow the city to update and have better service with cloud integration. The yearly annual fee is \$41,685.00 which will include all the modules the city currently has. If the council agrees to the contract, Boyce/BSA will waive the onboarding fees which will save the city \$56,000. Doyle Moore asked if the software could potentially last another 40 years. Parker assured the board the migration would make all processes for the city much easier and more efficient. Clerk-Treasurer Price also commented that with the new upgrades, the city could omit having assets done by an outside source and save money there as well since the program would automatically figure asset depreciation each year. Unanimous consensus approval from the board to upgrade the software was agreed to and passed to move forward.

Future Business and Announcements:

None

Miscellaneous Business:

None

Board Comments:

Dale Seward thanked Street Superintendent Aaron Lyons for patching a pothole on Franklin Street the day after a call to report it.

Clerk/Treasurer Comments:

None

Public Comments:

Lauren Murfree stated her support for the Cumulative Capital Development Fund and asked how much the city would potentially lose from SB-1. She stated that she would support a possible truck ordinance beginning to fine drivers for violations which damage our city streets. She asked about zoning updates and if there is a potential for removing agriculture for data centers. Mayor Yates stated that we have no plans for a data center currently or in the future. Spencer Kingery stated that we are currently updated with zoning per the county and it has recently been redone. She asked about the updates to software and specific measures to be taken for protection.

Tezra Barton of 501 Riley Road stated that she lives in District 1 and voiced her support to all council members for the Cumulative Capital Development Fund.

Adjournment

Without objection and no other business or comments, the motion to adjourn Common council was made by Erin Jubril and seconded by Denny Myers. Motion carried (5-0) and meeting adjourned at 7:55 p.m.

Mayor Kamron Yates

Julie Price, Attest

COMMON COUNCIL SPECIAL MEETING
APRIL 20, 2026 –6:00PM
Second Floor, City Building, 201 S. Union Street

A special meeting of the Delphi Common Council was called for Monday, April 20, 2026 at 6:00pm on the second floor of the City building at 201 S. Union St.

Mayor Kamron Yates opened the meeting at 6:00PM. Those present rose for the Pledge of Allegiance. The meeting was livestreamed on YouTube.

Clerk-Treasurer Julie Price called the roll. Present were Spencer Kingery, Denny Myers, Doyle Moore, Dale Seward, Erin Jubril, and Mayor Yates.

Other Business:

None

Unfinished Business:

Proposed Ordinance 2026-4 To Establish a Cumulative Capital Development Fund under Indiana Code 36-9-15.5 was presented to council for approval on second reading. Motion to approve the ordinance made by Denny Myers, seconded by Erin Jubril. Mayor Yates if there was any discussion by the board before proceeding. Spencer Kingery asked if there needed to be a clause added to the ordinance for a resolution or if that would be a separate item on the resolution needing to be added. Doyle Moore asked how the ordinance would work. Clerk-Treasurer Price stated that the Ordinance was simply to establish the CCD fund and the resolution would be separate from the Ordinance. Motion to approve was passed and carried. (4 Yays-1 opposition by Dale Seward)

Proposed Ordinance 2026-4 To Establish a Cumulative Capital Development Fund under Indiana Code 36-9-15.5 was presented to council for approval on 3rd and final reading. Motion to approve the ordinance made by Denny Myers, seconded by Erin Jubril. Mayor Yates asked if there was any further board discussion regarding the ordinance. Board agreed that the record reflects the resolution have 25% of the revenue set aside for debt allocation. Motion carried and passed on the 3rd reading. (4 yays-1 opposition by Dale Seward)

Proposed Ordinance 2026-8 Amending Title VII, Chapter 75, Schedule VII titled, “Load Restrictions” was presented to the council for approval on second reading. Motion to approve the ordinance on second reading made by Erin Jubril, seconded by Spencer Kingery. Mayor Yates asked if there was any board discussion regarding the ordinance. Erin Jubril asked about additional signage so that law enforcement would be able to enforce fines. Mayor Yates stated that the Ordinance was adding Washington Street due to heavy truck traffic and weight restrictions for the Canal bridge which is an historic bridge. Delivery trucks and box trucks within the city streets for businesses are exempt from fines and restrictions. Denny Myers asked if the city has the ability or authority to set the fine amounts to deter the truck violations. Spencer Kingery stated that there would need to be an amendment to change amounts. Dale Seward questioned the portion of Hamilton St. that runs from the little league park to the top of the hill connecting Armory Road for truck violations since it is county and how it would fall under the ordinance. Mayor Yates stated that it has been included in the original that was passed in the 1970’s. The city and county would need an interlocal agreement to amend the ordinance to include that section of roadway. Erin Jubril asked if the bridge over Deer Creek near the little league park had any load restrictions. With no further discussion, the ordinance was passed and carried on the third and final reading. (5-0)

New Business:

None

Future Business and Announcements:

None

Miscellaneous Business

None

Board Comments/ Requests

Mayor Yates asked the board about a donated council desk upgrade that is being offered to the city from the city of Monticello. It would be absolutely free, and he would just need to know if council is interested in having it. If not, he will need to let the Monticello Mayor know. It is currently in storage until the council decides if they would like to make those changes.

Clerk-Treasurer Comments/Requests

None

Public Comment

Jeff Kibler stated that the no trucks signage off the Hoosier Heartland highway was in the ditch. Mayor Yates stated that INDOT would be putting more signage out and adding some digital signage as well for the extensive amount of gravel trucks that have been using the Dayton Road/800 access into city limits.

With there being no other business, Spencer Kingery moved to adjourn, seconded by Erin Jubril. Without objection, the Special council meeting was adjourned at 6:24pm.

Mayor Kamron Yates

Julie Price, Attest

Community Development Report APRIL 2026 – Julia Leahy

PERMITS/PLANNING

Residential:

- *4 remodel/electrical upgrades/shed + 2 fence permits
- *1 new home: Bowen lot #20 (11 to date)
- *8 additional permits pending
- *Oracle Acres – ongoing progress/development plan

Commercial:

- *2 sign permits
- *3 plan/site reviews (DCSC)

Excavation:

- *3 + 1 pending

DELPHI MAIN STREET

Easter egg hunt was held on April 11 with approximately 150 kids in attendance

Façade Improvement Grants – pending Design Committee review, upper story windows 112 E. Main

Do It In Delphi – Market on Market: vendor registration is open for the May-October Markets (3rd Saturdays, 10am to 2pm) **16 vendors registered as of 4/30/26**

Creation of a DORA in the downtown (Designated Outdoor Refreshment Area) – planning phase

Purdue HTM 462 –Final project presentation was 4/28; new website, social media, logo, brochure, marketing plan, etc. www.CarrollCountyOldSettlers.com

Attended the National Main Street Conference April 12-16 in Tulsa, Ok

Next Promotions Committee Meeting – May 11 at 6:30 (Board Meeting @5:30)

GRANT APPLICATIONS:

Community Foundation – Delphi Arts Garden **\$6,000**

Community Foundation – Leadership Carroll County **\$5,500**

AARP Community Challenge – Miller Park Pavillion

T-Mobile Hometown Grant – Downtown Speaker System “Delphi Connected”

Community Foundation – Community Mural Project

Indiana Arts Commission – Community Mural Project

Community Foundation/Impact Grant – SensAbility Playground (City Park)

Co-Bank/CWREMC – Delphi Arts Garden and Delphi Connected **\$10,300**

KIRPC –federal grant application (DNR) City Park: inclusive/sensory playground-SensAbility. This will be an 18-month application/approval process. No progress to report.

Police Report for April 2026

Monday, May 4th, 2026

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

Data as of April 29th

Police report:

- Calls for service: 374
- Vehicle stops:95
- Crash reports: 9
- Warnings: 56
- Infractions: 20
- Misdemeanor arrests: 8
- Incident reports 36

Code Enforcement Report:

- Inoperable vehicles- 9
- Yard waste revisions- 2
- Trash / Litter filled yard -4
- Weeds to be removed -6
- Wrong direction parking-1

Drive Sober Top Cop award:

Officer Jensyn Reef has been selected to receive Drive Sober's Top Cop award for the Delphi Police Department. Drive Sober is a local non-profit organization dedicated to educating the public on the dangers of impaired driving and its impact on the community. The event will be hosted at the Carroll County EMA building, 405 East Cottage Street, on Wednesday, May 6th, at 5 pm. Officer Bethany Johnson will also receive an honorable mention for her efforts.

Best Regards,

Stephen L Mullin, Chief of Police





Street & Parks Department April Highlights

- Spring cleaning of the parks & downtown– cleaning of the flower beds and mulched
- Removed trees on Market St. for CCMG 2026-1
- Removed hazardous trees on Union St.
- Cleaned up the City Cemeteries
- Swept City Streets
- Exercised flood gates
- Sprayed weeds throughout City and trails
- Repaired City Sign on Main ST.
- Repaired sinkhole on Princewilliam Rd.
- The contractor has replaced the lights on Freedom Bridge, and it is now lit back up.
- We had a progress meeting with Reith Riley and they are telling us they are scheduled to start CCMG 2026-1 in August.

City of Delphi Water Works

BOW and Council Meeting

5/4/26

- Read meters.
- Sent out 4 each Fluoride and Bacti Samples
- Total Gallons pumped TBA
- 91 Locate Requests
- 28 Daily Service Calls
- Daily checking of High and continuous consumption users (55 total for the month)
- Daily checking of meter communication alarms (26 total for the month)
- Dirt Work from leaks and repairs
- Repaired a leak at 3511 Samuel Milroy
- Weekly mowing and weed trimming
- Mulched around trees at Well 7, Booster, and well field
- Attended Career Day at the Elementary
- Dugout and Filled Pothole at Prince William
- Annual Generator Maintenance at Booster Station
- Blocked intersections for Parade
- Well #3 has been replaced and is in operation

Thank you,

Craig A. Myers

Water Superintendent

ORDINANCE 2026-7

**AN ORDINANCE TO AMEND THE TEXT OF THE DELPHI UNIFORM DEVELOPMENT ORDINANCE
TO PERMIT CHICKEN HUSBANDRY IN LOW-DENSITY RESIDENTIAL DISTRICTS**

WHEREAS, the City of Delphi, Indiana recognizes the growing interest among residents in raising and maintaining chickens (chicken husbandry) for local food production;

WHEREAS, the current Delphi Uniform Development Ordinance (UDO) restricts the ownership of chickens in low-density residential (R1) districts within the municipal boundaries of the City unless a special exception for accessory use is granted by the Delphi Board of Zoning Appeals (BZA);

WHEREAS, the City of Delphi desires to amend the UDO pursuant to the text attached hereto as **Exhibit A** in order to permit chicken husbandry within R1 districts and establish appropriate standards and regulations governing chicken husbandry;

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the City of Delphi Plan Commission (Plan Commission) conducted the required public hearing and determined its favorable recommendation on March 16, 2026;

WHEREAS, the Plan Commission certified its recommendation to the Common Council of the City of Delphi on March 16, 2026;

WHEREAS, pursuant to IC § 36-7-4-608, the Common Council, having considered the proposed amendments as set forth in Exhibit A and the recommendation of the Plan Commission, now adopts the proposal and approves the requested amendments to the UDO, all as hereinafter set out; and

NOW, THEREFORE, be it ordained by the Common Council of the City of Delphi, Indiana, as follows:

Section 1. The Delphi UDO shall permit chicken husbandry as a permitted accessory use in low-density residential (R1) districts, and the standards set forth in the Delphi UDO shall govern chicken husbandry in R1 districts.

Section 2. Chapter 2, Section B(1)(c) of the UDO regarding use and development standards in R1 zoning districts is hereby amended to include chicken husbandry as a permitted accessory use in R1 districts.

Section 3. Chapter 3, Section B(1)(e)(ii) of the UDO regarding accessory structures that do not require a permit is hereby amended to include chicken pens, coops, and runs as accessory structures that may be installed without a building permit (BP) or an improvement location permit (ILP).

Section 4. Chapter 4, Section B of the UDO regarding standards for specific uses is hereby amended to include general standards, development/operational, and procedural standards for chicken husbandry.

Section 5. The UDO shall be updated to include the amendments set forth in Exhibit A.

Section 6. Any ordinance of the City of Delphi, Indiana, which is in conflict with the terms and provisions of this Ordinance are hereby repealed, to the extent of such conflict only.

Section 7. If any section, sentence, or provision of this Ordinance or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other parts of this Ordinance which can be given effect without the invalid part, and to this end, the provisions of this Ordinance are declared severable.

Section 8. 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 _____, 2026.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this ___ day of _____, 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

January 29, 2026

Plan Commission Members:

The following proposed edits to the Delphi Uniform Development Ordinance, Chapter 2, Section B(1), Chapter 3, Section B(1), and Chapter 4, Section B, are intended to accommodate raising and maintaining chickens in low residential districts within city limits in the following ways:

- Allow chicken husbandry as a permitted accessory use in the R1 district;
- Include chicken coops, pens, and runs in the scope of accessory structures standards; and
- Establish special development, operational, and/or procedural standards for chicken husbandry in the R1 district.

**Proposed amendments highlighted in yellow.*

CHAPTER 2: ZONING DISTRICTS

B. Zoning Districts.

Permitted Land Uses and Development Standards are included in this chapter for the following zoning types:

1. Low-Density Residential District (R1).

- Purpose.** The Low-Density Residential district is intended to provide area suitable for low-density residential living. New development on vacant parcels that includes a majority of single-family residential units must also contain a mix of densities and varied housing types. Development may be comprised of multiple attached units on one lot or on multiple lots separated by lot lines at a common wall. New development shall contain a high level of street connectivity and be supported by adequate utilities and public services.
- General Standards.**
 - All subdivisions require subdivision approval unless exempt (See *Chapter 5: Subdivision Types*).
 - All new primary structures require Development Plan approval (except single-family and two family residential dwellings).
 - All development may be subject to Drainage Board approval.
 - One primary use is permitted per parcel, and one primary structure/dwelling is permitted per parcel.

c. Use and Development Standards.

| Permitted Uses – Low-Density Residential District (R1) | |
|---|---|
| <p>ACCESSORY USES</p> <ul style="list-style-type: none"> • *home occupation • *short-term rental (owner occupied) • *chicken husbandry <p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> • park, dog • park, public | <p>RESIDENTIAL USES</p> <ul style="list-style-type: none"> • dwelling, single-family • dwelling, two-family • residential home for the disabled |
| Special Exception Uses - Low-Density Residential District (R1) | |
| <p>ACCESSORY USES</p> <ul style="list-style-type: none"> • beekeeping/chickens • *dwelling, accessory • *home-based business • *short-term rental (not owner occupied) | <p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> • community center <p>SERVICE USES</p> <ul style="list-style-type: none"> • childcare center • childcare home |
| <p>* Indicates that special development, operational, and/or procedural standards will apply to the use. See Chapter 4: Standards for Specific Uses.</p> | |

| Structure Standards - Low-Density Residential District (R1) | | | |
|---|---------------------------|--|----------------------|
| | | Single-family and Two-family Residential | Non-residential |
| Maximum height of structure | Primary structure | 35 feet | 35 feet |
| | Accessory structure | 20 feet ¹ | 20 feet ¹ |
| Minimum living area | | 1,000 sqft with at least 600 sqft on the ground floor | N/A |
| Lot Standards – Low-Density Residential District (R1) | | | |
| Minimum lot width | | 60 feet | 90 feet |
| Minimum lot area | | Single-family 6,000 sqft Two-family 4,500 sqft/unit | 13,500 sqft |
| Minimum front yard setback | Major collectors/highways | 35 feet | 35 feet |
| | All other roads | 25 feet | 25 feet |
| Minimum side yard setback | Primary structure | 7 feet | 7 feet |
| | Accessory structure | 7 feet | 7 feet |
| Minimum rear yard setback | Primary structure | 20 feet | 20 feet |
| | Accessory structure | 20 feet | 20 feet |
| Maximum impervious surface coverage | | 40% | 40% |

| Utility Standards – Low-Density Residential District (R1) | | |
|--|---|-----|
| Municipal water and sewer required | YES | YES |
| Additional Site Development Standards | | |
| The following site development standards may also apply to development in this district. See <i>Chapter 3: Site Development Standards</i> . | | |
| <ul style="list-style-type: none"> • Accessory Structure Standards • Driveway and Access Management Standards • Landscaping and Buffer Standards • Lighting Standards • Parking and Loading Standards | <ul style="list-style-type: none"> • Sign Standards • Storage Standards • Structure Standards • Trash Receptacle and Dumpster Standards | |
| 1 – Accessory structures cannot exceed the height of the primary structure. The total square footage of all accessory structures, excluding fences, cannot exceed 75% of the total square footage of the primary structure. | | |

CHAPTER 3: SITE DEVELOPMENT STANDARDS

B. Standards Required.

1. Accessory Structure Standards.

- a. **Purpose.** The purpose of accessory structures standards is to provide safe conditions and orderly development within a site and to protect the health, safety, and welfare of the public.
- b. **Permitted Districts.** Accessory structures shall be permitted in all zoning districts provided all requirements of this UDO have been met.
- c. **Location.**
 - i. An accessory structure shall meet all setback and height requirements as required by the applicable zoning district in *Chapter 2: Zoning Districts*.
 - ii. Accessory structures shall not be constructed within any type of easement, including drainage, access, and utility easements.
 - iii. Accessory structures that require a permit shall be located behind the front façade of the primary structure unless otherwise stated in this UDO.
 - iv. Accessory structures that *do not* require a permit are required to be located behind the rear façade of the primary structure unless otherwise stated in this UDO.
- d. **Subordinate in Nature.**
 - i. An accessory structure shall be ancillary and complementary to the use of the primary structure.

- ii. Accessory structures shall be subordinate in height, area, bulk, and extent to the primary structure except within the industrial districts.
- iii. The total cumulative square footage of all accessory structures cannot exceed seventy-five percent (75%) of the footprint of the primary structure except within the industrial districts.

e. Permits for Accessory Structures.

- i. Accessory Structures that Require a Permit. The following accessory structures are permitted in all zoning districts, require a BP, require an ILP, and shall meet all applicable requirements of the UDO.
 - (a) All Accessory Structures. This includes but is not limited to fences, retaining walls, slabs, pole barns, decks, garages, carports, enclosed patios, above-ground swimming pools, in-ground swimming pools, bath houses, gazebos, shelter houses, cabanas, greenhouses, accessory solar/wind structures/systems (free standing, co-located, and attached), storage sheds, and stables.
 - (b) Signs as required in *Section 6: Sign Standards*.
 - (c) Temporary storage containers as required in *Section 7: Storage Standards*.
 - (d) Accessory wireless communications facilities, both free-standing and those co-located upon an existing or pre-approved wireless communication facility structure.
 - (e) All other accessory structures not specifically included in *Subsection ii* below.
- ii. Accessory Structures that DO NOT Require a Permit. The following accessory structures are permitted in all zoning districts (unless otherwise stated in this UDO) and may be installed without a BP or an ILP. All accessory structures are still required to meet all applicable accessory structure standards and all other requirements of this UDO.
 - (a) Landscape vegetation.
 - (b) Swing sets, children's treehouses, and poles for basketball nets.
 - (c) Bird baths, bird houses, lamp posts, mailboxes, name plates, and housing for domestic pets (provided it is not fifty (50) square feet or larger and does not constitute a kennel as defined in *Chapter 9: Definitions*).
 - (d) Chicken pens, coops, and runs.**
 - (e) Utility installation for local/home services (including cable, fiber, and Wi-Fi, but excluding solar and wind).
 - (f) Ponds and drainage installations that have a surface area less than twenty-five (25) square feet.
 - (g) Small structures under fifty (50) square feet.

CHAPTER 4: STANDARDS FOR SPECIFIC USES

B. Uses.

1. **Accessory Dwelling Unit.**

[Subsection heading included only for reference purposes. This subsection will not be impacted by the proposed amendments regarding chicken husbandry.]

2. **Adult Day Care.**

[Subsection heading included only for reference purposes. This subsection will not be impacted by the proposed amendments regarding chicken husbandry.]

3. **Chicken Husbandry. [NEW SUBSECTION]**

a. **Chicken Husbandry Purpose.** The purpose of these standards for chicken husbandry is to ensure that chickens kept in residential areas are properly cared for as well as to ensure that public health, safety, and neighborhood harmony are appropriately protected. These standards do not override any private restrictive covenants, homeowners' association rules, or deed restrictions that may prohibit or further regulate the keeping of chickens on certain properties.

b. **Chicken Husbandry General Standards.**

i. All persons keeping chickens shall comply with all applicable local, state, and federal laws and regulations governing the harboring and treatment of chickens.

c. **Chicken Husbandry Development Standards.**

i. Operational Standards.

(a) All persons keeping chickens on residential properties shall operate in such a manner to not constitute a public nuisance or disturb neighboring residents due to noise, odor, or damage.

(b) All persons keeping chickens on residential properties shall operate in a manner to not pose a threat to public health. Chickens which are sick or diseased shall be isolated to not endanger the health and well-being of other animals and humans. When necessary for the protection of public health and safety, an animal control officer may require the specified animal to be kept or confined in a secure enclosure. All provisions relating to the keeping chickens is subordinate to any state or federal code governing the treatment of chickens in the event of a threat to human or livestock health.

(c) No roosters shall be kept.

(d) The sale of poultry, eggs, or meat on the premises (i.e., roadside stand or garage) is prohibited. Keeping chickens on residential properties is intended for personal use only.

- (e) There shall be no disposal or butchering of chickens in open site on the premises.
- ii. Structure Standards.
 - (a) Chicken Coop.
 - (1) The chicken coop shall be enclosed with solid materials on all sides and have a solid roof and door(s).
 - (2) The coop shall be at least eighteen (18) inches high and provide at least one (1) square foot of floor area per chicken.
 - (3) Traditional building materials may be used.
 - (4) Doors shall be constructed so that they can shut and latch.
 - (5) Vents, covered with wire, will be placed as necessary for adequate ventilation.
 - (6) The coop shall provide perches that provide a minimum of six (6) inches of perch space for white chickens and seven (7) inches per chicken for brown chickens.
 - (7) Nest boxes shall be provided for egg-laying birds and should be dark inside, clean, and filled with a substrate such as wood shavings, straw, or other similar material appropriate for nests.
 - (8) The coop shall contain an area and material for chickens to dustbathe.
 - (b) Chicken Pens and Runs.
 - (1) All pens and runs shall be constructed of traditional building materials and be predator-proof.
 - (2) All pens and runs shall provide at least two (2) square feet of area per chicken.
 - (3) The fencing around all pens and runs shall rise no more than six (6) feet above the ground.
 - (4) All pens and runs shall be covered with wire, aviary netting, or solid roofing.
- iii. Site Standards.
 - (a) All pens, coops, and runs shall meet the accessory structure setback requirements of the zoning district.
 - (b) Pens, runs, and coops shall be predator proof and provide proper ventilation and draft protection for the birds.
 - (c) All pens, coops, runs, and the surrounding area shall be kept clean, dry, odor-free and in a neat and sanitary condition at all times. All manure, uneaten feed, and other trash shall be removed daily and disposed of in a sanitary manner. The property owner shall take all necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites.
 - (d) All chickens shall be completely and securely enclosed on the residential property and under the control of the person keeping the chickens at all times.

- (e) A chicken coop and chicken pen shall be provided for all chickens on residential properties. During daylight hours, chickens may be in the chicken pen.
- (f) Chickens shall have access to feed and clean water at all times, and such feed and water shall be unavailable to rodents, wild birds, dogs, and other predators.

d. **Procedures for Establishing Chicken Husbandry.** Accessory structures for chicken husbandry do not require a building permit or ILP but shall meet the accessory structure setback requirements of the zoning district.

4. **Home-based Business.**

[Subsection heading is included only for reference purposes and to show that subsections following the new subsection 3 regarding chicken husbandry will be renumbered as a result of the proposed amendments herein. The text to this subsection and subsequent subsections is not impacted by the proposed amendments regarding chicken husbandry.]

RESOLUTION 2026-03
A RESOLUTION TO DESIGNATE A PORTION OF FUNDS IN THE
CUMULATIVE CAPITAL DEVELOPMENT FUND TO BE USED FOR DEBT SERVICE

WHEREAS, on April 20, 2026, the Common Council of the City of Delphi, Indiana adopted an ordinance establishing a Cumulative Capital Development Fund for the City of Delphi;

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

WHEREAS, pursuant to I.C. § 36-9-15.5, *et seq.*, the Common Council desires to designate twenty-five percent (25%) of the funds in the City's Cumulative Capital Development Fund each year for debt service of debts directly related to the capital development purposes set out in I.C. § 36-9-15.5, *et seq.*; and

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

Section 1. The Council hereby directs that twenty-five percent (25%) of the funds in the Cumulative Capital Development Fund shall be used each year for debt service of debts directly related to the capital development purposes set out in I.C. § 36-9-15.5, *et seq.*

Section 2. The funds in the Cumulative Capital Development Fund that are designated for debt service cannot and shall not be used on utility bonds.

Section 3. This Resolution 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 4th day of May, 2026.

Passage by a Majority of the Common Council:

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor this 4th day of May, 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
THE CITY OF DELPHI, INDIANA
AND
CARROLL COUNTY REDEVELOPMENT COMMISSION
RELATED TO THE WATER TOWER REPAIR AND REVITALIZATION**

This Memorandum of Understanding by and between the City of Delphi, Indiana and Carroll County Redevelopment Commission related to the repair and revitalization of the IPC Water Tower is made this 16 day of April, 2026, by and between the City of Delphi, Indiana ("City") and the Carroll County Redevelopment Commission ("Commission").

WHEREAS, the City is a municipal corporation in the State of Indiana; and

WHEREAS, the Commission is an Indiana governmental entity which is formed for the purpose of promoting economic development, including industrial development, and is directed by statute (IC 36-7-14-11) to cooperate with public corporate bodies such as the City; and

WHEREAS, the IPC water tower located at 6755 W 100 N Delphi, IN (hereinafter the "Water Tower") serves the Hoosier Heartland Industrial Park, Indiana Packers, and surrounding areas and is in need of repair and revitalization ("Water Tower Project"); and

WHEREAS, the repair and revitalization of the Water Tower is in the best interests of the citizens of Carroll County, Indiana; and

WHEREAS, the Commission is authorized to Contract for the construction of local public improvements (IC 36-7-14-12.2(21)(A)); and

WHEREAS, the Commission has agreed to make a grant not to exceed the sum of Seven Hundred Thousand dollars (\$700,000) (with documentation of costs provided) to the City to be used for the Water Tower Project.

Therefore, based on the foregoing, it is understood as follows:

1. Commission will grant a sum not to exceed Seven Hundred Thousand dollars (\$700,000.00), with documentation of costs provided, to the City of Delphi to be used in the Water Tower Project which will be paid on or before Dec 31, 2026.

City of Delphi, Indiana

Carroll County Redevelopment
Commission

By: _____

By: JMB

Its: _____

Its: Pres. CCRC

Date: _____

Date: _____

Ordinance No. 2026-09

AN ORDINANCE AMENDING ORDINANCE 2025-14 ESTABLISHING WAGES FOR CERTAIN EMPLOYEES OF THE CITY OF DELPHI, INDIANA FROM AND AFTER JANUARY 1, 2026

WHEREAS, Ordinance 2025-14 was passed by the Common Council of the City of Delphi and approved by the Mayor on the 20th day of October 2025, and set the wages of certain employees of the City of Delphi, Indiana for the 2026 calendar year;

WHEREAS, the Delphi Tri-Township Fire Department has created a part-time station coverage firefighter position which will receive compensation for Station Coverage duties (“Station Coverage Pay”);

WHEREAS, the Common Council desires to amend Ordinance 2025-14 to establish the rate for Station Coverage Pay; and

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

Section 1. Ordinance 2025-14 is amended to modify the “Fire Territory” section as follows (changes in bold italic font):

FIRE TERRITORY

| | |
|-------------------------------------|--|
| Administrative Assistant | 16.00 – 22.00 |
| Firefighter fuel/clothing allowance | \$200.00 1x per year per firefighter on roster |
| Run Pay | Determined by point system in section 13 |
| <i>Station Coverage Pay</i> | <i>16.00 – 25.00 + time and a half for shifts worked on City holidays</i> |

Section 2. Ordinance 2025-14 is hereby amended to include Section 14 as follows (changes in bold italic font):

Section 14. Firefighters are not eligible for Run Pay when on a shift performing Station Coverage duties.

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

Passed and adopted by a majority of the Common Council of the City of Delphi, Indiana, this ___ day of _____, 2026.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this ___ day of _____, 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

RESOLUTION NO. 2026-02

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF DELPHI, INDIANA APPROVING PAID PART-TIME FIREFIGHTER POSITION DESCRIPTION FOR THE DELPHI TRI-TOWNSHIP FIRE TERRITORY

WHEREAS, the City of Delphi and the Tri-Township units making up the Delphi Tri-Township Fire Territory have experienced significant population growth during recent years and continues to experience steady growth;

WHEREAS, during this same time, the Delphi Tri-Township Fire Territory has experienced a decrease in volunteer firefighter participation and/or availability thereby significantly impacting operations and emergency response;;

WHEREAS, Indiana Code § 36-8-12-2 permits volunteer firefighters to receive nominal compensation and defines “nominal compensation” as annual compensation of not more than \$20,000;

WHEREAS, the Delphi Tri-Township Fire Territory Executive Board desires to create a paid part-time firefighter position to support paying volunteer firefighters or to attract and hire qualified employees to provide station coverage during periods when volunteer availability is lowest;

WHEREAS, there exists a “Part-Time Paid Position” line item in the approved Delphi Tri-Township Fire Department annual operational budget, which will be used to pay part-time firefighters;

WHEREAS, the Delphi Tri-Township Fire Territory has developed a position description for the proposed paid part-time firefighter position, which is attached hereto as **Exhibit “A”**;

WHEREAS, the Common Council of the City of Delphi, Indiana desires to approve the position description and creation of the paid part-time firefighter position to improve operations and emergency response coverage of the Delphi Tri-Township Fire Department; and

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

Section 1. The Council hereby approves the paid part-time firefighter position description as presented in **Exhibit A.**

Section 2. The Council hereby authorizes the Delphi Tri-Township Fire Territory Executive Board and Fire Chief to advertise the paid part-time firefighter position description for purposes of identifying and hiring qualified candidates to fill part-time firefighter roles as needed.

Section 3. This Resolution shall be in full force and effect after its adoption and approval by the Mayor.

Adopted by the Common Council of the City of Delphi, Indiana on this 4th day of May, 2026.

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 4th day of May, 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

EXHIBIT A

**Delphi Tri-Township Fire Territory
Paid Part-Time Firefighter Position Description**

Paid Part-Time Station Coverage Firefighter – Delphi Tri-Township Fire Territory

Job Summary

The role of the paid part-time station coverage firefighter position is to perform station coverage duties to ensure consistent emergency response coverage within the Delphi Tri-Township Fire Department's fire protection territory during periods when volunteer firefighter availability is low. This position supplements volunteer staffing to maintain operational readiness and ensure timely response to incidents throughout the service area. The part-time station coverage firefighter position works collaboratively with full-time and volunteer personnel to meet response expectations and service obligations within the fire protection territory.

This is a single position which may be staffed by multiple qualified personnel.

Essential Duties and Responsibilities

- Provides on-site station coverage during assigned shifts to ensure immediate response capability across the fire territory.
- Responds to all fire, EMS, rescue, and other emergency calls received in the fire territory service area during assigned shifts.
- Performs regular maintenance and repairs to vehicles and equipment to maintain optimum working condition.
- Cleans and maintains fire station building and grounds.
- Prepares and maintains various records and reports relating to fire activities, including mandatory fire report entry.
- Participates in public outreach and fire prevention and safety programs.
- Performs other duties as assigned.

Minimum Qualifications

- High school diploma or equivalent.
- Valid driver's license.
- Knowledge of: fire suppression and prevention techniques and equipment; fire/emergency rescue techniques and equipment; geographic layout of fire territory jurisdiction; safety procedures; emergency medical procedures; building construction, Indiana, Federal, Local and NFPA Fire Codes; and hydrant locations
- Skilled in: operating and repairing firefighting equipment; computer operation; emergency medical tools and equipment
- Ability to: prepare reports; operate and repair equipment; physically perform firefighting duties; follow directions; interpret a variety of instructions; deal with problems involving several variables

in familiar context; recognize unusual or threatening conditions and take appropriate action; recognize safety warnings; maintain records according to established procedures; handle sensitive inquiries from and contact with officials and general public; communicate clearly and concisely, both orally and in writing; and develop and maintain effective working relationships.

- Ability to pass a background check and drug screening.

Qualifications

- Qualifying Fire Certifications, including but not limited to: Basic / Mandatory Fire Certification, Firefighter I, Firefighter II, Driver Operator-General, HAZ-MAT, Technical Rescue, or other State approved equivalent certifications.
- Qualifying EMS Certifications, including but not limited to: Emergency Medical Responder, Emergency Medical Technician, Paramedic NIMS/Incident Command – Basic NIMS (100/200/700/800) or Advanced NIMS (300/400).
- Experience working in a fire department, including as a volunteer firefighter.

Working Conditions

Works in fire station and emergency scenes; lifts heavy equipment; exposed to toxic and noxious gases and fumes for indeterminate periods of time; responds to fires and other emergencies in all kinds of weather conditions; occasionally works in unsafe buildings; exposure to blood and body fluids.

Work Schedule

- Part-time scheduled shifts designed to support coverage gaps within the fire protection territory (often weekday daytime or high-need periods).
- May include nights, weekends, and holidays.
- Additional fill-in or callback shifts may be available.

Compensation

- Station coverage pay rate is \$16.00 to \$25.00 per hour, starting pay rate based on certifications.
- Time and a half pay for shifts worked during City of Delphi government holidays.
- **Station Coverage Firefighters are not eligible for run pay when on shift.**

RESOLUTION NO. 2026-04
A RESOLUTION TO TRANSFER FUNDS

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

| <u>FROM:</u> | <u>TO:</u> | <u>AMOUNT:</u> |
|------------------------------------|--------------------------------|--|
| Fund 2523 Airport Rotary-Hangar | Fund 2526 Airport Capital Fund | \$77,674.39 (amount subject to change due to daily revenue)* |
| Fund 2577 FAA Hangar Reimbursement | Fund 2524 Airport Rotary Fund | \$25,000.00 |
| Fund 2577 FAA Hangar Reimbursement | Fund 2526 Airport Capital Fund | \$68,677.20 (amount subject to change due to daily revenue)* |
| Fund 2522 Airport Rotary-Fuel | Fund 2524 Airport Rotary Fund | \$15,343.03 (amount subject to change due to daily revenue)* |

***or remaining balance**

RESOLVED by the Common Council of the City of Delphi, Indiana this 4th day of May 2026.

Passed and adopted by a majority of the Common Council:

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved/ Vetoed by me, the Mayor, this 4th day of May 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer