

**CITY OF MADISON  
COMMON COUNCIL MINUTES  
September 6, 2022**

The Common Council of the City of Madison, Indiana, met in regular session at 5:30 P.M at City Hall, 101 W. Main St.

Mayor Courtney opened the meeting with the Lord's Prayer followed by the Pledge of Allegiance to the Flag.

**Present:** Thevenow, Krebs, L. Dattilo, J. Bartlett, Chatham, D. Dattilo, J. Schafer by Zoom attendance:(7-0)

**MINUTES:**

Bartlett made a motion to approve the August 16, 2022, minutes, seconded by Krebs. All in favor, motion carried (7-0).

**PRESENTATION OF PETITIONS, MEMORIALS, REMONSTRANCE'S, INTRODUCTION OF MOTION & GUESTS:** Proclamation for Constitution Week: A proclamation was read by Mayor Courtney marking September 17<sup>th</sup> 2022 as the two hundred, thirty fifth drafting of the Constitution of the United States of America by the Constitutional Convention. Marilyn Hutchinson presented each council member with a copy of The Preamble to the Constitution.

**RESOLUTIONS OR BILLS ON FIRST READING:**

**ORDINANCE 2022-19 (Thevenow)**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA  
AMENDING THE HISTORIC GUIDELINES FOR THE HISTORICAL DISTRICT OF THE  
CITY OF MADISON, INDIANA**

**ORDINANCE 2022-20 (Chatham)**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA  
REDISTRICTING IN COMPLIANCE WITH IC 36-4-6-4**

**RESOLUTIONS OR BILLS ON SECOND READING:**

**ORDINANCE NO. 2022-16 (Krebs)**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON,  
INDIANA ESTABLISHING THE REDEVELOPMENT AUTHORITY**

It is necessary to create a Redevelopment Authority as allowed by state statute (IC 36-7-14.5-7) for the purpose of financing, constructing, and leasing local public improvements.

C. Krebs moved to suspend the rules and move to third reading, L. Dattilo seconded. **Roll Call Vote:** C. Krebs-Y, D. Dattilo-Y, L. Dattilo-Y, J. Bartlett-Y, C. Chatham-Y, P. Thevenow, J. Schafer-Y (7-0)

**Roll Call Vote Third Reading:** C. Krebs-Y, D. Dattilo-Y, L. Dattilo-Y, J. Bartlett-Y, C. Chatham-Y, P. Thevenow, J. Schafer-Y (7-0)

**ORDINANCE NO. 2022-17 (Bartlett)**  
**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON,**  
**INDIANA CREATING A FUND FOR THE JEFFERSON COUNTY CONTRIBUTION TO**  
**CLEAN DRINKING WATER PROJECT**

J. Bartlett moved to the suspend the rules and move to third reading, C. Chatham seconded. **Roll Call Vote:** J. Bartlett-Y, C. Krebs-Y, D. Dattilo-Y, L. Dattilo-Y, C. Chatham-Y, P. Thevenow, J. Schafer-Y (7-0)

**Roll Call Vote Third Reading:** J. Bartlett-Y, C. Krebs-Y, D. Dattilo-Y, L. Dattilo-Y, C. Chatham-Y, P. Thevenow, J. Schafer-Y (7-0)

**ORDINANCE NO.2022-18 (Thevenow)**  
**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA**  
**AMENDING THE ZONING MAP FOR 2481 FRANKS DRIVE**

Change zoning from Low Density Residential (R-4) to General Business (GB)-full recommendation from City of Madison Planning Commission.

P. Thevenow moved to suspend the rules and move to third reading, C. Chatham seconded. **Roll Call Vote:** P. Thevenow, J. Bartlett-Y, C. Krebs-Y, D. Dattilo-N, L. Dattilo-N, C. Chatham-Y, J. Schafer-Y (5-2) motion failed and does not move to third reading until September 20, 2022.

**REPORTS, RECOMMENDATIONS, AND OTHER BUSINESS FROM STANDING/SELECT COMMITTEES OF CITY COUNCIL:**

**Board Appointments:** Mayor Courtney recommended the appointment of David Sutter and Dr. Theresa Brown to the Redevelopment Commission. Dan Dattilo moved to approve appointments, seconded by J. Bartlett. Roll call vote required as J. Schafer appearing via zoom. **Roll Call Vote:** J. Bartlett-Y, C. Krebs-Y, D. Dattilo-Y, L. Dattilo-Y, C. Chatham-Y, P. Thevenow, J. Schafer-Y (7-0)

**REPORT OF CITY OFFICIALS:**

**Tony Steinhart, Director of Economic Development:** Held informational session regarding Crystal Beach Pool Project- Tim Doeling with Norman Berry Architects discussed plans and goals for Crystal Beach. First goal was to give it the attention it deserves as a historical structure. Second goal was to increase accessibility and usefulness for the community. Everything in the building has been completely renovated and is now accessible to all. Original plan was to replace liner, but after contractor pulled back the liner, it became clear with all the damage to the concrete and plumbing, the original pool had reached the end of its useful life. This is not a new problem as there has been six studies over the last 23 years documenting the pools continued deterioration.

The new pool will maintain the same general seashore beach design but will have several added features. There will be a sun shelf, a small lazy river that can also act as a physical conditioning tool with the added current, two dedicated lap lanes, two diving boards, a dual slide and multiple



interactive play towers for children. The old pool was 20,000 square feet which used 590,000 gallons of water, the new design is 14,250 square feet and will use 360,000 gallons. The plan is to not raise admission as there are fewer operating expenses anticipated with the new pool. The cost of the pool is anticipated to be approximately \$400.00 per square foot. This will be a tax neutral project. The next steps include the financial plan and the RDA lease documentation.

**Matt Woolard, Parks Department Director-** discussed the data relating to pool operations. Over the past 20 years, Crystal Beach has had a seasonal average attendance of 15,618 guests. This is an average of 209 guests per day. Crystal Beach has averaged 74 days per season the pool is open and operational. There will be ample space to continue offering all current programming such as swim lessons and water aerobics. He is currently working with Madison Consolidated Schools' facilities supervisor and athletic director to gain access to the junior high to offer water aerobics and swim lessons for next summer until the pool opens.

**PUBLIC COMMENT:** Janet Jones, 1042 Main St.-expressed concern regarding amount of space designated for aerobics. Marcia McCracken, 601 N. Little Cedar Road questioned whether features demonstrated tonight were locked in stone as concerned as well about space for aerobics. Jan Vetthus, 701 East Second Street, expressed skepticism regarding the new pool plan. However, upon seeing the new plan "she was blown away."

**Tony Steinhardt, Director of Economic Development-**answered the question as to why Culver's in Madison. It is a fast casual concept not currently found in our community. Culver's is also known as a great community corporate partner and often contributes to local non-profits through a program called Dine to Donate. Councilwoman, Krebs indicated that through her experience as a previous teacher in Kansas City, this was one of their biggest fund raisers.

Tony then introduced Culver's attorney, Merritt Alcorn and Director of Construction for Meyers Foods, Bob Goings. Merritt spoke first indicating this project fits well into the city's comprehensive plan. Culver's will be investing 2.1 million into this project and will add approximately 100 jobs to the community. The new manager will live in Madison. It is a family-based business that does not serve alcohol and offers a fresh food menu. Their operating hours are 10:00am to 11:00pm in the summer and 10:00am to 10:00pm in the winter.

Bob Goings spoke next to address concerns regarding noise, landscaping, and lighting. Mr. Goings stated all their lights are installed with light shields to prevent light from bothering neighboring properties. Landscaping along with trees on the south side will act as a berm to protect neighboring properties. The exit lane will only allow patrons to go left out of Culver's and not right into the Frank's Drive neighborhood. The city is working with the state to improve a better flow of traffic at the light on Clifty and Franks Drive. Drainage/stormwater management is being addressed as well.

**PUBLIC COMMENT:** Lynn Flathers, 2495 Franks Drive, again expressed concerns about the rezoning of this property as they live next door. She is concerned about the noise and light that will potentially come from the new Culver's restaurant. Ms. Flathers had a recommendation regarding the evergreens they could plant that will assist in providing the privacy they are seeking. Mr. Flathers also expressed his concern regarding the lighting. Sandy Palmer, 105 E.

Third St., questioned what the RDA was and what powers they have. City attorney, Joe Jenner addressed her concerns and let her know that council would still have financial checks and balances over the RDA.

**BILLS ON THIRD READING:** None

**MISCELLANEOUS:** None

**MAYOR'S COMMENTS:** Expressed the city is taking a very comprehensive view of stormwater policies and practices. The city is investing in the infrastructure needed to address issues. There is a detention basin already built into the Culver's plan. The city approved 2 agreements for the design, operation, and maintenance of an approximately 420,000 cubic foot storm water detention basin that will hold back approximately 3.1 million gallons of storm water that runs off approximately 80 acres of commercial properties will slow the flow by approximately 50 percent. The cost of this will be shared by the city of Madison and the 2 developers of Sunrise Crossing.

Next meeting will be held on Tuesday, September 21, 2022, at 5:30 p.m.

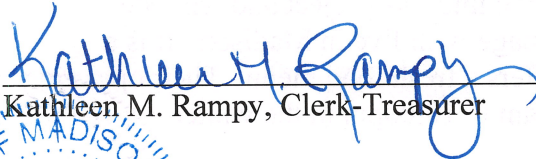
**ADJOURN:** C. Krebs motioned to adjourn, seconded by Thevenow. All in favor (7-0).

Meeting adjourned at 7:40pm

APPROVED:



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President Pro Tempore,



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Kathleen M. Rampy, Clerk-Treasurer

