



MADISON *Indiana*

Common Council Minutes

MEETING DATE: June 6, 2023

MEETING PLACE: Madison City Hall – Council Chambers

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: J. Bartlett, D. Dattilo, Krebs, L. Dattilo, J. Schafer, Chatham, and Thevenow who was participating in the meeting remotely (7-0).

Minutes: Bartlett moved to approve May 16, 2023, minutes, seconded by Krebs. All in favor, motion carried (7-0).

Presentation of petitions, memorials, remonstrances, introduction of motion & guests: During the council meeting, Commissioner Bobby Little and Fire Chief Kenny Washer expressed their gratitude on behalf of the Car Show and River Rat Rodz. They extended their thanks to various individuals. The car show organizers would like to express their gratitude to BPW for generously providing them with the space to host their show by the river. They would also like to sincerely thank the City of Madison employees for their unwavering support, allowing the event to utilize their equipment. Mayor Courtney has always been a great supporter of the event, and the organizers would like to thank him as well. Special thanks are also due to MPD Chief John Wallace and Jefferson County Sheriff Ben Flint for ensuring the safety of the event with their officers' surveillance. The volunteers who donated their time to make the show happen and the businesses that faithfully donate to the show each year deserve appreciation as well. Most importantly, the organizers would like to thank the residents of Madison who have been accommodating of the influx of cars into town for the event. This year, the car show was attended by 633 cars.

Resolutions or bills: None.

Reports, recommendations, and other business from standing/select committees of City Council: None.

Report of city officials: Code Enforcement Officer, Duey O'Neal: Duey O'Neal, the Code Enforcement Officer, provided an update to the board concerning the issue of Blight. As of now, there are 190 active nuisance cases, with 113 new cases in 2023 as compared to 2022, which indicates a decrease of 49%. In May 2023, thirty-nine new nuisance cases were opened. Many of the violations stem from issues such as trash, abandoned vehicles and junk, overgrown grass and weeds, and unclean and disorderly premises. The initial universe for neglected, vacant, abandoned, and unsafe structures was 116. All were deemed "unsafe" per UBL (Unsafe Building Law). Currently, there are ninety-three properties on the list that are actively monitored. Per the USPS, Madison may have ten times more of the number of vacant homes. Currently, the list of unsafe and uninhabitable

structures in town includes 319 Cragmont St, 709 Elm St, 755 W Third St (alley), 776 W Third St, 145 Lafayette St, 307 Hendricks St, 1483 W Hutchinson Ln, 841 Banta Ave, 705 Walnut St, 524 Jefferson St, and Moody Park.

The City Attorney, Joe Jenner, provided an update on Moody Park and informed that Cunninghams had appealed the BPW decision. The city has responded to the complaint and is also in discussions to resolve the matter completely. Recently, the city has initiated talks to clean up the entire area and eliminate the nuisance. However, they require some more time to consider the proposal and will take some time.

Economic Development Associate, Emily McKinney: Emily McKinney discussed the annual tax abatement recommendations. Currently, there are six tax abatements in place with the city, including Grote Industries, U.S. Premier Tube, Vehicle Service Group, The Cotton Mill, Riverside Tower (doing business as Riverside Tower Apartments), and Trilogy Real Estate. Emily requested that the council approve a motion allowing the Mayor to sign their CF-1 forms, confirming their compliance, and enabling them to submit their completed forms to the assessor and auditor's office.

Dan Dattilo, a Councilmember, inquired if the city has verified whether all six groups have fulfilled the requirements they established regarding enhancements, recruitment of more personnel, and other related matters. According to Tony Steinhardt, the Director of Economic Development, all the EDAs have been approved by previous councils and have undergone review. The estimates on which the EDAs are based have proved accurate, and the businesses have continued to grow even without tax abatement. The specific agreements made by previous councils have been met by these corporations, who are in substantial compliance.

D. Dattilo made a motion to accept the tax abatements for U.S. Premier Tube, Vehicle Service Group, The Cotton Mill, Riverside Tower, and Trilogy Real Estate, seconded by Bartlett. All in favor, motion carried (7-0).

Krebs made a motion to accept the tax abatement for Grote Industries, seconded by D. Dattilo. All in favor, motion carried (6-0). Councilmember Joshua Schafer abstained from voting due to his employment with the company.

Bills on third reading:

Ordinance 2023-9: Repeal and Replace Chapter 98 Streets and Sidewalks Ordinance: An amendment was proposed to add a new section to 98.20, specifically section d. which states, "permits shall be valid for a period of no more than 90 days until work commences and all work shall be performed within the additional 90-day period unless extended by the Board of Public Works and Safety. The permit must be posted and visible on the job site."

J. Schafer made a motion to amend the language of 98.20, seconded by Thevenow. All in favor, motion carried (7-0).

Roll Call Vote: Thevenow – Y, Krebs – Y, L. Dattilo – Y, Chatham – Y, Schafer – Y, Bartlett – Y, D. Dattilo – Y. All in favor, ordinance passes (7-0).

Recess Council Meeting

Call to Order Public Hearing Regarding Ordinance 2023-10: Repeal and Replace Garbage Collection Ordinance 2013-2 with Respect to TSO Rates

Public Comment: Deanna Shelley asked how this would affect the individual homeowner. Mayor Courtney explained that it does not affect household collection rates, but if you take any trash to the transfer station operation, the per ton rate will increase.

Close Public Hearing

Reconvene Council Meeting

Bills on second reading:

Ordinance 2023-10: Repeal and Replace Ordinance 2013-2 regarding Garbage Collection

(Krebs): During the council meeting, Councilmembers Thevenow and Schafer expressed their shared concerns regarding the equipment length at TSO and its compatibility with the compactor. To address this issue, both council members proposed an amendment to the ordinance that would grant TSO employees the discretion to determine what can fit into the compactor. This proposal will be further discussed at the upcoming council meeting.

Schafer made a motion to change 50.03 (a)(2) to read "recyclables should be picked up on the first and third weeks of each month following the first Tuesday of the month," seconded by Bartlett. All in favor, motion carries (7-0).

Public comment: Walnut Street resident, Debbie Beemon, expressed her interest in sharing her feedback on the latest addition to the downtown area- the new Dollar General Marketplace. Having previously lived near a similar store, Debbie explained how enjoyable the grocery shopping experience was and how the prices were competitive, if not lower than those at Walmart.

Mayor's comments: On June 23, 2023, the city will be having a dedication ceremony for the opening of the mural plaza at Mulberry and Second Streets.

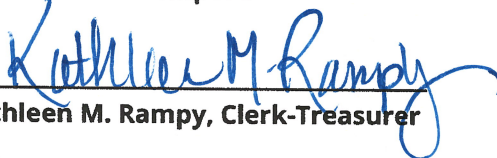
The next regular meeting will be Tuesday, June 20, 2023, @ 5:30 pm @ Oakhill Park.

Adjourn: Krebs moved to adjourn, seconded by L. Dattilo. All in favor (7-0).

Attested:



President Pro Tempore



Kathleen M. Rampy, Clerk-Treasurer