



MADISON Indiana

Common Council Minutes

MEETING DATE: Tuesday, April 8, 2025, at 5:30 PM

MEETING PLACE: City Hall, 101 W. Main Street, Madison, IN 47250

The Common Council of the City of Madison, Indiana, met in regular session at 5:30 P.M. at City Hall, 101 W. Main Street, Madison, IN 47250.

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

Present: Thevenow, Krebs, Dattilo, Storm, Wilber, and Bartlett were present. Schafer attended the meeting via Microsoft Teams conference call (7-0).

Minutes: Bartlett moved to approve the March 18, 2025, regular meeting minutes, seconded by Thevenow. All in favor, motion carried (7-0).

Presentation of petitions, memorials, remonstrances, introduction of motion & guests: None.

Resolutions or bills: Resolution 2025-3C: Supporting Targeted Property Tax Relief (Sp. C. Krebs): *In response to SB1 proposing major property tax reform that will harm municipalities.* The proposed resolution expresses the City of Madison's opposition to state legislation that would significantly reduce municipal property tax and business personal property tax revenues, citing a projected \$4.5 million loss over three years. The resolution highlights the essential role property taxes play in funding critical services and urges the Indiana General Assembly to reject any tax changes without a full, equitable replacement funding source. It supports targeted tax relief for vulnerable populations while advocating for the financial stability of municipalities. **Motion:** Bartlett moved to approve Resolution 2025-3C, seconded by Krebs. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Storm – Y, Bartlett – Y, Wilber – Y. All in favor, resolution passes (7-0).

Resolution 2025-4C: Rename Madison Municipal Airport to Regional Airport (Sp. J. Bartlett): *Recognizes airport's expansion and expanded role for our regional aviation needs.* The proposed resolution authorizes the official name change of Madison Municipal Airport to Madison Regional Airport, reflecting its expanded role in regional economic development and aviation services. It also directs the Airport Manager to coordinate with relevant agencies and update all materials to reflect the new name. **Motion:** Krebs moved to approve Resolution 2025-4C, seconded by Thevenow. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Storm – Y, Bartlett – Y, Wilber – Y. All in favor, resolution passes (7-0).

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

Report of city officials: Director of Streets, Facilities, & Solid Waste – Chris Hale: The TSO recently underwent its semiannual inspection, which resulted in no major findings. However, there was a noted opportunity for improvement in documentation procedures for backup workers. This aspect is already being addressed as part of an ongoing process update. Chad, the IDEM Inspector, expressed his appreciation for the quality of the facility and offered to bring colleagues from the main Indianapolis office to tour the TSO, highlighting it as one of the better facilities he inspects. The compost yard inspection took place at the end of 2024, with no issues reported. Plans for remodeling and upgrades to the TSO, in collaboration with JTL, have been finalized. Improvements will include structural enhancements, new fencing, concrete work, and paving. Advertisements for project bids will be published

soon. The switch to tipper trucks has had a clear positive impact on safety, with no Workers' Compensation claims related to trash pickup reported since their implementation. The river is cresting after recent flooding caused by the weather. Vaughn Drive and the side streets were barricaded off as a safety precaution. The emergency declaration was declared early so affected residents would have time to evacuate. The city is now preparing for flood clean-up once the water recedes next week.

Mayor – Bob Courtney: Recommendation to HDBR: Chris Cody: Mayor Courtney nominated Chris Cody for the Historic District Board of Review vacant seat. **Motion:** Bartlett moved to approve the Mayor's HDBR vacant seat nomination, seconded by Thevenow. All in favor, motion carried (7-0).

Bills on second reading: Resolutions or bills: Ordinance 2025-4: Vacant and Abandoned Structures: *Establishes a registration and maintenance standard for vacant and abandoned structures.* **Motion:** Thevenow moved that on page 7, section G, the word "non-masonry" be included at the beginning of the sentence "Exterior surfaces shall be protected from the elements and decay by painting or other protective covering or treatment," and remove the sentence, "Peeling, flaking, fading, and chipped paint shall be eliminated and surfaces repainted," seconded by Storm.

Both Councilman Schafer and Mayor Courtney recommended not including the non-masonry language mentioned in the proposed amendment. Mayor Courtney also recommended leaving the last sentence in section G as is, but add, "Unpainted masonry elements may remain unpainted unless they are deteriorated or no longer weatherproofing," and leave the sentence "Peeling, flaking, fading, and chipped paint shall be eliminated and surfaces repainted unless it is waived by the hearing authority."

Motion: Thevenow moved to amend his amendment that on page 7, section G, the word "non-masonry" be included at the beginning of the sentence "Exterior surfaces shall be protected from the elements and decay by painting or other protective covering or treatment," and leave the sentence but change it to read, "Peeling, flaking, fading, and chipped paint shall be eliminated and surfaces repainted except in the case of historic masonry materials," seconded by Schafer.

Mayor Courtney recommended that the council deny the amendment. Councilwoman Dattilo shared her concern that the amendment may encourage further deferment. Councilman Wilber noted that it raises several questions regarding the distinction between masonry and non-masonry structures, and he expressed concern that it could create confusion for both the council and the individuals it would impact.

Thevenow withdrew the amendment.

Motion: Thevenow moved that on page 7, section G, the word "non-masonry" be included at the beginning of the sentence "Exterior surfaces shall be protected from the elements and decay by painting or other protective covering or treatment," seconded by Storm. **Roll Call Vote:** Thevenow – Y, Krebs – N, Dattilo – N, Schafer – Y, Storm – N, Bartlett – N, Wilber – N. Majority opposed, amendment fails (2-5).

Debbie Beemon, of Walnut Street, expressed her view that the paint amendments are a minor concern and urged the council to move the ordinance forward to address the dilapidated structures in the area. Bryan Shaw, the City Building Inspector, informed the council that owners of affected brick structures would not be directed on specific actions by the city. Instead, they would present their own plans to the city. Champ Clausen, 722 West Third Street, expressed his opinion that it would not be fair if there were to be an exclusion in the ordinance for masonry housing. Champ would like to see the council vote in the affirmative for Ordinance 2025-4. Mike Pittman, 420 Elm Street, presented a photo to the council of the home he lives in currently. Mike agreed with Champ Clausen that masonry homes cannot be excluded, and it is a maintenance issue, not a brick issue.

Motion: Thevenow moved that page 9, section 7, a quarterly report shall also be presented to the council, and add a sentence where appropriate that "all notices be sent to property owners under this ordinance shall be mailed by certified mail," seconded by Bartlett.

Thevenow withdrew his motion after Councilwoman Krebs suggested he split the motion into two motions, otherwise, she would vote no.

Motion: Thevenow moved that page 9, section 7, a quarterly report shall also be presented to the council, seconded by Krebs. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Storm – Y, Bartlett – Y, Wilber – Y. All in favor, motion passes (7-0).

Motion: Thevenow moved to add a sentence on page 5, where appropriate, that “all notices be sent to property owners under this ordinance shall be mailed by certified mail.” Motion dies for lack of a second.

Chris Cody, Chair of the Madison Main Street Program's Small Business Support Committee, who frequently hears concerns from Main Street business owners about vacant and abandoned buildings, praised the Mayor and City Council for taking meaningful steps to address the issue with this ordinance.

Bills on second reading: Resolutions or bills: Ordinance 2025-4: Vacant and Abandoned Structures: *Establishes a registration and maintenance standard for vacant and abandoned structures.* **Roll Call Vote:** Thevenow – N, Krebs – Y, Dattilo – Y, Schafer – Y, Storm – Y, Bartlett – Y, Wilber – Y. Majority rules, ordinance passes (6-1).

Ordinance 2025-5: Repeal and Replace Section 70.04 Code Regarding Golf Cart Regulations: *Updates ordinance to clarify definitions and where golf carts, LSVs, and ORVs are allowed.* **Motion:** Krebs moved to table the ordinance, seconded by Wilber. **Roll Call Vote:** Thevenow – N, Krebs – Y, Dattilo – Y, Schafer – Y, Storm – Y, Bartlett – Y, Wilber – Y. Majority rules, motion passes (6-1).

Karen Skillman, 1505 Michigan Road, requested that the council share with the public what the proposed amendments are. The council shared the proposed amendments.

Miscellaneous: None.

Public comment (per sign-up sheet): Sandy Palmer, 105 East Third Street, thanked the council for the discussion over the ordinances tonight. Brenda Bentz, 2970 N 533 W, had questions and concerns regarding solar, previously postponed applications, and the 2-mile buffer zone.

Mayor's comments: Thank you to everyone who has been out responding to the last five days of severe weather. Disaster assessments and recovery modes will take place soon.

The next regular meeting will be Tuesday, April 22, 2025, @ 5:30 pm.

Adjourn: Thevenow moved to adjourn, seconded by Bartlett. All in favor (7-0).

Attested:



Mayor



President Pro Tempore



Shirley Rynearson, Clerk-Treasurer



