



MADISON *Indiana*

Common Council Minutes

MEETING DATE: Tuesday, May 6, 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, Schafer, Storm, Wilber, and Bartlett were present (7-0).

Minutes: Bartlett moved to approve the April 22, 2025, regular meeting minutes, seconded by Krebs. All in favor, motion carried (7-0).

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

Resolutions or bills: Resolution 2025-7C: Transferring Certain Appropriations and Revenue between Funds: *Transfers amounts between positive/negative funds for YE2024 clean-up.* **Motion:** Krebs moved to approve Resolution 2025-7C, seconded by Bartlett. **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 2025-8C: Approving the Issuance of TIF Revenue Bonds: *Approves issuance of TIF bonds in the amount <=\$4.9 million as authorized by the Madison Redevelopment Commission, the purpose of which is to meet the city's 2025 parks and housing investment plans.* **Motion:** Storm moved to approve Resolution 2025-8C, seconded by Schafer. **Roll Call Vote:** Thevenow – N, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Storm – Y, Wilber – Y. Majority rules, resolution passes (6-1).

Emily McKinney, Associate Director of Economic Development, gave a brief presentation on the four proposed projects. Gary Smith, a representative from Reedy Financial Services and the city's financial advisor, followed with an overview of the bonding analysis for the 2025 RDC Capital Bond. Kevin Kellums, Jefferson County's representative on the Southern Indiana Redevelopment Authority, also spoke, sharing insight into the RDA's role, responsibilities, and goals as a redevelopment authority. All presentations are available to view on the City of Madison YouTube channel.

Councilmember Thevenow shared his thoughts on the process and the steps he believes should be taken regarding Resolution 2025-8C. Councilmember Krebs provided the public with a clear, easy-to-understand explanation of the approval process for the four proposed projects. Councilmember Storm outlined the data and key factors he takes into consideration when reviewing and voting on resolutions like the one currently proposed, helping the public better understand his decision-making process.

The meeting featured a public comment period during which several community members shared their perspectives on the proposed developments, with a focus on the potential zoning changes within the Riverfront District. Key themes included concerns about the visual impact of new construction on Madison's historic character, the need to establish appropriate zoning regulations prior to allocating financial resources to redevelopment, and

skepticism regarding whether the proposed plans would effectively address the city's housing shortage. A list of speakers is available for public viewing at City Hall.

Ordinance 2025-6: Reestablishing Cumulative Capital Development Rate: *Updates the city's 1985 ordinance regarding the CCDF rate as permitted by state statute.* Mayor Courtney provided an overview of this ordinance and uses of CCDF funds. Charles Ricketts, of 707 W. First Street, asked for an estimate of how much the proposal would potentially impact property taxes.

Ordinance 2025-7: Rezoning 3483 North Michigan Rd: *Decision on favorable recommendation from Plan Commission.* **Motion:** Krebs moved to suspend the rules and move to second reading, seconded by Schafer. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Storm – Y, Wilber – Y. All in favor, motion passes (7-0). Mayor Courtney asked Councilmember Thevenow if this was considered spot zoning. Thevenow responded that it was, but similarly zoned property was nearby, and that this was acceptable spot zoning.

Ordinance 2025-8: Rezoning 1145 W Second St: *Decision on favorable recommendation from Plan Commission.* **Motion:** Wilber moved to suspend the rules and move to second reading, seconded by Bartlett. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Storm – Y, Wilber – Y. All in favor, motion passes (7-0).

Reports, recommendations, and other business from standing/select committees of City Council: Mayor Courtney – Appointment of Finance Standing Committee of Common Council: In light of this year's legislative session and several pending bills awaiting the Governor's signature—including measures on tax reform, the state budget, property taxes, road funding, franchise fees, and annexation—Mayor Courtney has announced the formation of a Finance Standing Committee. This committee will work collaboratively with the Director of Finance, the Mayor's Office, and the Clerk-Treasurer's Office throughout the upcoming budget planning cycle, with the goal of presenting a proposed budget to the community later this summer. Mayor Courtney has appointed Councilmembers Schafer, Bartlett, and Storm to serve on this committee.

Report of city officials: Director of Finance – Mindy McGee: Bid Awards for Community Crossings and Transfer Station: Last week, the City held bid openings for two separate projects. The first was for the 2025 CCMG infrastructure project focused on improvements to Main Street. Three companies submitted bids, and the contract was awarded to Allstar Paving with a bid of \$1.228 million. The second project bid opening was for the upgrades to the Transfer Station. Two companies submitted bids, and the contract was awarded to Sedam Contracting with a bid of \$627,000.00.

Bills on second reading: Ordinance 2025-7: Rezoning 3483 North Michigan Rd: *Decision on favorable recommendation from Plan Commission.* **Motion:** Krebs moved to approve Ordinance 2025-7, seconded by Schafer. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Storm – Y, Wilber – Y. All in favor, motion passes (7-0).

Ordinance 2025-8: Rezoning 1145 W Second St: *Decision on favorable recommendation from Plan Commission.* **Motion:** Wilber moved to approve Ordinance 2025-8, seconded by Bartlett. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Storm – Y, Wilber – Y. All in favor, motion passes (7-0).

Miscellaneous: None.

Public comment (per sign-up sheet): During public comments, Randy Bellamy inquired about who is responsible for inspecting sidewalk paving following excavations. Mark Viterna, of 716 W. Third Street, urged the Council to exercise caution in making economic decisions that may exceed the City's capacity to maintain. Deanna Shelley shared her opinions on the proposed projects outlined in Resolution 2025-8C. Charles Ricketts requested that the Plan Commission delay the rezoning consideration related to Resolution 2025-8C until the June meeting.

Mayor's comments: A moment of silence was observed in memory of Chris Taylor, a former employee of Sunrise Golf Course, who passed away last week.


The next regular meeting will be Tuesday, May 20, 2025, @ 5:30 pm.

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

Attested:



Mayor



President Pro Tempore



Shirley Rynearson, Clerk-Treasurer

