



City Council Agenda

MEETING DATE: Tuesday, February 3, 2026, at 5:30 PM

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

LIVE STREAM LINK: www.youtube.com/@CityofMadisonIndianaGovernment

- A. Lord's Prayer/Pledge of Allegiance
- B. Calling of roll & notice of absenents
- C. Reading, approving, correcting, or disposing of minutes from prior meeting
- D. Presentation of petitions, memorials, remonstrances, introduction of motions, and guests
- E. Resolution or Bills
- F. Reports, recommendations, other business from standing/select committees of the city council
- G. Reports of city officials
 - Duey O'Neal – Planning, Preservation, and Design: 2025 Year in Review
- H. Bills on second reading
- I. Miscellaneous
- J. Public comments (per sign-up sheet)
- K. Mayor's comments
- L. Next Council Meeting: Tuesday, February 17, 2026, at 5:30 PM at City Hall, Council Chambers
- M. Motion to adjourn

City of Madison 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 interpretative services, alternative audio/visual devices, etc.) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To plan, contact ADA Coordinator at 812-265-8300.



MADISON

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Common Council Minutes

MEETING DATE: Tuesday, January 20, 2026, 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 a welcome to BSA Troop 717 who were in attendance followed by the Lord's Prayer and the Pledge of Allegiance.

Present: Thevenow, Krebs, Dattilo, Wilber, Schafer, Bartlett, and Storm were present (7-0).

Minutes: Wilber moved to approve the minutes from the January 6, 2026, regular meeting, seconded by Schafer. All in favor, motion carried (7-0).

Presentation of petitions, memorials, remonstrances, introduction of motion & guests: Officer of the Year

Award: Chief of Police Rick Mundt presented the Officer of the Year award to Patrolman Colton Fox. Throughout 2025, Patrolman Fox consistently showed dedication and professionalism on the night shift. He regularly stepped up when needed, demonstrated strong judgment and investigative skills, and set a solid example for others. He is reliable, proactive, and well respected by his peers for his positive attitude and willingness to help.

Election of President Pro Tempore: Motion: Krebs moved to nominate councilmember Jim Bartlett for President Pro Tempore, seconded by Dattilo. All in favor, motion passes (7-0).

Resolutions or Bills: Ordinance 2026-1: Establishing the Damon L. Welch Park Project Fund (Sponsor – Krebs):

This ordinance creates a special project fund for the construction of Welch Park. **Motion:** Bartlett moved to suspend the rules, and move to a second reading, seconded by Schafer. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Storm – Y, Bartlett – Y, Wilber – Y. All in favor, motion carried (7-0).

Reports, recommendations, and other business from standing/select committees of the city council: None.

Reports of city officials: Clerk Treasurer Shirley Rynearson, who was participating telephonically, inquired about discussing the payroll "shortfall" at the end of 2025. Mayor Bob Courtney noted that there is currently no recommendation prepared for Council consideration, and as a result, the item was not scheduled for discussion at this meeting.

Bills on second reading: Ordinance 2026-1: Establishing the Damon L. Welch Park Project Fund (Sponsor – Krebs): Roll Call Vote: Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Storm – Y, Bartlett – Y, Wilber – Y. All in favor, ordinance passes (7-0).

Public comment (per sign-up sheet): Lisa Ferguson of 718 East Second Street shared her thoughts on displaying more American flags throughout the community. Shelley Murphy-Smith of 418 East Second Street expressed concerns regarding the temporary stop signs placed downtown, which are currently under consideration for permanent installation. She inquired about the plan moving forward for these stop signs.

Mayor's comments: The current legislative session is about halfway completed and should be concluded by the end of February. The city is still closely following a few that would affect road funding, planning, and zoning, as well as a few changes to Senate Bill 1. Congresswoman Houchin secured nearly \$8 million for critical infrastructure projects across Indiana's 9th District, including a \$1,000,000 CPF for the Crooked Creek Flood Mitigation plan.

The next regular meeting will be held on Tuesday, February 3, 2026, at 5:30 pm.

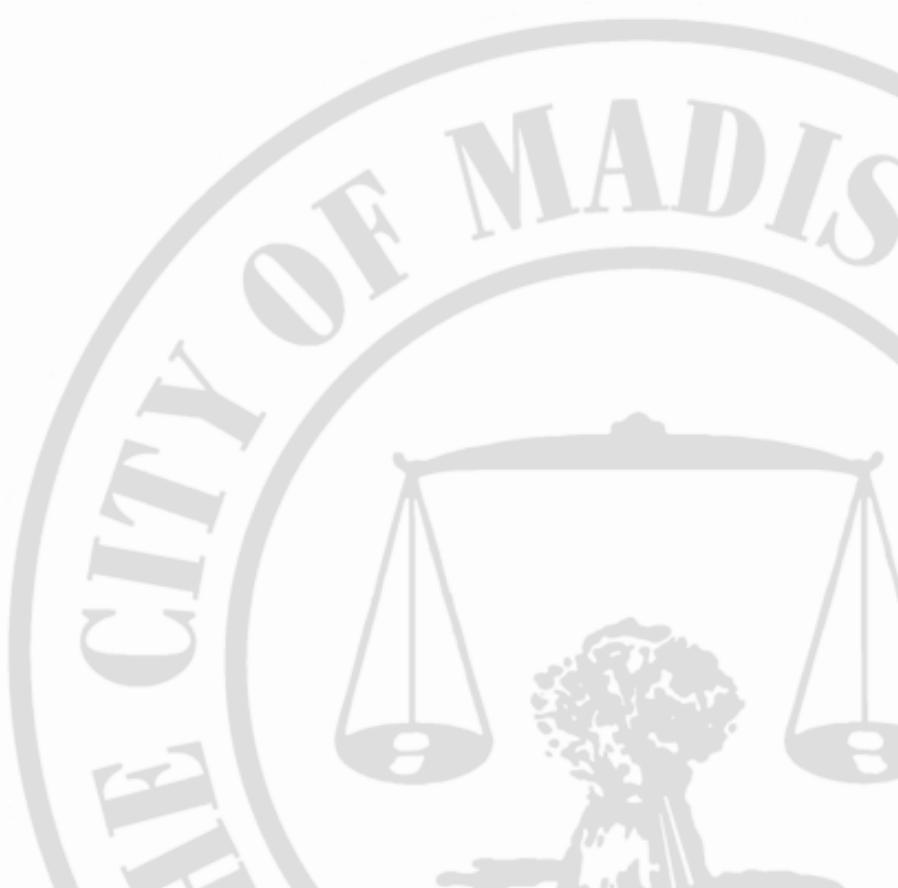
Adjourn: Krebs moved to adjourn, seconded by Schafer. All in favor (7-0).

Attested:

Mayor

President Pro Tempore

Shirley Rynearson, Clerk-Treasurer



Board of Public Works and Safety



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Permitting Activity

Permits		Commercial	Residential	Investment in \$
Building Permits	144	48	96	\$57,433,326.00
Demolitions	6			
Conditional Use	33			
Excavation	81			
Dumpster	23			
Curb Cut	13			
Total	300			



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2025 Year In Review

Office of Planning, Preservation & Design



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Duey O'Neal
Code Enforcement Office
January 20, 2026

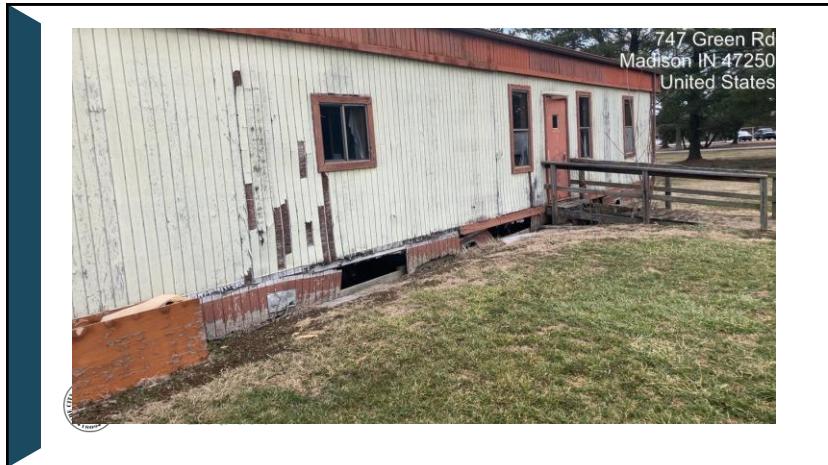
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Demolition Examples

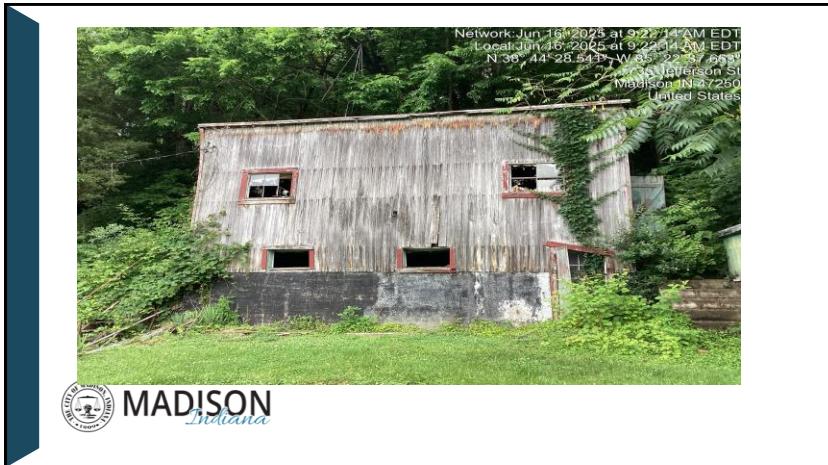


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Violation	2022	2023	2024	2025
Inoperable/Disused Vehicles	8	78	57	61
Grass/Weeds	146	96	103	175
Unclean Premises	52	47	89	112
Neglected Properties	21	16	5	20
Trash	75	71	29	78
Other	35	25	51	58
Total Cases	448	333	334	504

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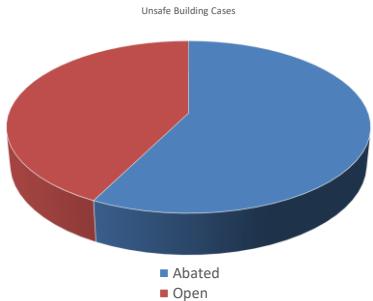
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Unsafe & Vacant or Abandoned Structures



Summary

- 181 Cases (Since Tracking Began)
 - 104 have been abated, or 58%
 - 26 Current, Active Cases
 - 51 of 181 we're now classifying as vacant or abandoned.
 - All initial notifications have been sent to property owners – VASR.



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Examples of Unsafe and Vacant or Abandoned Structures



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505 Jefferson St



19

2824 Bernard Pl



20

320 McIntire St



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709 Elm St



23

521 Aulenbach Ave



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PACE Grants

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Total \$ Spent by TIF/City	\$449,899.84
Total \$ Spent by County	\$29,233.74
Total Spent by Owners	\$2,283,885.48
Ratio	\$1 (public) \$4.34 (private)
# of Applications Submitted	52
# of Applications Approved	33
Commercial \$	\$122,500.00
Residential \$	\$332,771.08
Target Area \$	\$174,030.13
Dilapidated Structures	\$288,796.00
Dangerous Structures	\$0



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Before & After of PACE Grant Projects



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Zoning Issues

- Tower Ct – Storage container on private property. – Abated.
- Michigan Rd – Storage container on private property. – Abated.
- Fairmount Dr – Off-site signage. – Abated.
- W Main St – Off-site signage. – Abated.
- Lanier Dr – Camper/RV being used as living space. – Abated.
- Gerry Ln – Camper/RV being used as living space. – Abated.
- Lanier Dr – Tiny House being used as primary residence. – Abated.
- Orchard St – Camper/RV being used as primary residence. – Active
- Spring St – Camper/RV being used as primary residence. – Active.

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Board Activity

Plan Commission
BZA
HDBR
PACE



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Stormwater – MS4

- 17 cases/complaints received. 95% regarding private property.
- Stormwater ordinance passes and is adopted.
- MS4 Coordinator training in construction/post-construction inspection procedures.
- 2025 IDEM audit conducted. Minor findings with all implemented/abated. One major finding regarding salt barn.
- MS4 Coordinator serving on state-wide boards.



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Plan Commission (Amend Plat, Setbacks, Parking, Re-zoning)
79 Applications
BZA
Conditional Use – 107 Applications
HDBR
Certificate of Appropriateness - 119 Applications. 66 Staff Approval. 53 Board Approval.

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Examples



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Moody Park Lane - Timeline

- December 11th, 2023, case 39C01-2304-PL000320 to be heard.
 - Mediation in process (to be completed by March 31, 2024)
- December 31st, 2023, deadline for issuance of mobile home park license.
- January 2024, Jefferson County Health Department inspection of the park.
- Currently, the mobile home park has not been issued a renewed license to operate.
- April 23, 2024, case 39C01-2304-PL000320 to be heard.
- July 30th, 2024, Plaintiffs Motion for Summary Judgement to be heard.
- September 20th, Order denying Plaintiff's motion for Summary Judgement.
- December 9, 2025, Court Ordered Mediation

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Moody Park Lane - Timeline

- June 18th – 19th, 2021 Flood Occurs
- July 13th, 2021, Damage Assessment by Scott Gross, Building Inspector.
- March 22, 2022, Citizen complaint received by Code Enforcement.
- August 26, 2022, Code Enforcement deems property neglected.
- August 30th, 2022, Building Inspector sends a letter asking owner to contact PPD office in 5 days.
- September 8th, 2022, met with property owner and confirmed uninhabitable.
- September 2022, unauthorized work began, lasting through January 2023.
- February 2nd, 2023, stop work orders issued.
- February 6th, 2023, inspection warrant served.
- February 23, 2023, structures were deemed unsafe per Unsafe Building Law.
- March 6th, 2023, BPW Hearing re: Unsafe Determination
- October 12th, 2023, meeting with Mike Mettler, Director of Environmental Public Health, State of Indiana
- October 26th, 2023, Mayor Courtney's letter to Mike Mettler.
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Moody Park Lane



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Board of Public Works and Safety



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