

City of Madison  
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Mayor~ Alvin Brandl  
Council Members~  
Robert Jurgens  
Paul Kellen  
Rob Fite

## Council Minutes

### **REGULAR MEETING OF THE COUNCIL**

The Mayor and City Council of the City of Madison met in regular session in the Council Chambers, 211 South Lincoln Street, Madison, Nebraska on Thursday, April 13, 2017 beginning at 6:00 p.m.

### **CALL TO ORDER**

Mayor Alvin Brandl called the meeting to order. Roll call found the following Council members present: Paul Kellen, Rob Fite, Robert Jurgens. Absent: None.

Staff members present were: Treasurer/Office Manager Paula J. Biehle and City Clerk Alexandra Abarca.

The Mayor presided and the City Clerk recorded the proceedings.

Upon opening of the meeting at 6:01 p.m. *the Mayor welcomed all guests and gave reminder to turn off cell/phones/pagers.* The Mayor informed the public about the location of the current copy of the Open Meetings Act posted in the front entrance of the City Council Chambers and accessible to members of the public.

Notice of the meeting was given in advance thereof by publication in the Madison STAR-MAIL, Madison, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Mayor and all members of the council and a copy of their acknowledgement of receipt of notice is attached to the minutes. Availability of the agenda was communicated in advance to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

### **CONSENT AGENDA**

**DISCUSSION:** Discussion was had on approving consent agenda.

**ACTION:** MOTION BY COUNCILMEMBER KELLEN, SECOND BY COUNCILMEMBER FITE

to approve the Consent Agenda: Motion will include A-D as one: A. Approve Agenda, B. Minutes of 3-9-2017 and 3-30-2017 C. Treasure's Report, D. Claims. Roll call: Yays: Kellen, Fite, Jurgens. Nays: None. Absent: None. Motion carried.

*Opened Public Hearing at 6:01 p.m. on application of Jerry and Bonnie Schomer for a Conditional Use Permit to operate a repair business on their property located at 55471 827 Road, Madison. Property described as Part of the SE ¼ SW ¼ SE ¼ of Section 4, Township 21 North, Range 1 West of the 6th P.M., Madison County, Nebraska.*

*Opened at 6:02 p.m. a Public hearing for CDBG Planning Grant # 14-PP-014, which is an update/revision of the City of Madison's Comprehensive Plan and Zoning Ordinances.*

## REGULAR AGENDA ITEMS

### **OLD BUSINESS**

*The following agenda items were approved or tabled to future meeting:*

**DISCUSSION:** Discussion was had on the Test Water Well.

**ACTION:** MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER KELLEN to withdraw authorization to Jim Lewis and not to proceed with a Test Water Well South of Saint Leonard Cemetery and authorize ACES to draw-up specifications and advertise for bids. Roll call: Yays: Fite, Kellen, Jurgens. Nays: None. Absent: None. Motion carried.

### **NEW BUSINESS**

*The following agenda items were approved or tabled to a future meeting:*

**DISCUSSION:** Discussion was had on a bid for 300KW for an electric generator. Three bids came in from three different companies: NMC Cat Power Systems\$82,717.00, 3E KOHLER \$78,000.00 and Cummins Central Power \$80,050.00

**ACTION:** MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER KELLEN to approve bid from 3E KOHLER Electrical Engineering & Equipment Company to purchase an electric generator for \$78,000.00. Roll call: Yays: Fite, Kellen, Jurgens. Nays: None. Absent: None. Motion carried.

## **Public Hearing and Related Items**

### **Public Hearing**

*A public hearing was held to receive comments on the on the application of Jerry and Bonnie Schomer for a Conditional Use Permit to operate a repair business on their property located at 55471 827 Road, Madison. Property described as Part of the SE ¼ SW ¼ SE ¼ of Section 4, Township 21 North, Range 1 West of the 6th P.M., Madison County, Nebraska.*

*Jerry Schomer provided information on the above. Heather McWhorter of the Zoning and Planning Commission presented information on the above and expressed the Zoning and Planning Commission were satisfied with the answers Jerry gave them.*

*The Mayor asked if there were any comments from the public on the above public hearing.*

*Bob Eisenmann expressed his main concern is to make sure the business is ran legally and expressed he did not see a holding tank in the area and should be checked into before a permit is approved.*

*The Mayor closed the public hearing at 6:24 p.m.*

**DISCUSSION:** Discussion was had on approving RESOLUTION NO. 2017-3 Conditional Use Permit applicant of Jerry and Bonnie Schomer to operate a repair business on their property.

**ACTION:** MOTION BY COUNCILMEMBER KELLEN, SECOND BY COUNCILMEMBER JURGENS to approved RESOLUTION NO. 2017-3 Conditional Use Permit application of Jerry and Bonnie Schomer to operate a repair business which includes agricultural and minor vehicle repair on their property pending state registration of existing holding tank. Roll Call: Yays: Kellen, Jurgens, Fite. Nays: None. Absent: None. Motion carried

**DISCUSSION:** Discussion was had on appointment of council member to serve on the finance committee.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER KELLEN to appoint Robert Fite to serve on the council finance committee. Roll Call: Yays: Jurgens, Kellen, Fite. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had by council and Jody Brandl and Teresa Gansko on possible raise for Library Director and Library Assistant, to make it comparable to other nearby cities pay while still staying in the allotted budget.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER KELLEN to approve Library Board members request for wage adjustments of the Library Director at \$15.60 and Library Assistant at \$12.25 beginning May 1, 2017. Roll Call: Yays: Jurgens, Kellen, Fite. Nays: None. Absent: None. Motion carried.

### **Public Hearing and Related Items**

#### **Public Hearing**

*A public hearing was held to receive comments on the CDBG Planning Grant #14-PP-014, which is an update/revision of the City of Madison's Comprehensive Plan and Zoning Ordinances. Lowell Schroeder from Northeast Economic Development gave information on the above. The public hearing is part of the process and is required to give the public an opportunity to ask questions about the grant project.*

*The Mayor asked if there were any comments from the public on the above public hearing. No public comments were received.*

*The Mayor closed the public hearing at 6:47 p.m.*

**DISCUSSION:** Discussion was had to finish the process on the City of Madison's request to the Nebraska Department of Economic Development for an extension to complete the CDBG Planning Grant #14-PP-014, being performed by JEO Consulting Services.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to approve and authorize Mayor to sign the City of Madison's request to the Nebraska Department of Economic Development for an extension to complete the CDBG Planning Grant #14-PP-014, being performed by JEO Consulting Services. Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on City of Madison's request to the Nebraska Dept of Economic Development for an extension to complete the CDBG Downtown Revitalization Grant #13-DTR-107 and to allow for final pay-out of finished projects.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to approve and authorize Mayor to sign the City of Madison's request to the Nebraska Dept. of Economic Development for an extension to complete the CDBG Downtown Revitalization Grant #13-DTR-107 and to allow for final pay-out of finished projects. Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried

**DISCUSSION:** Discussion was had on approving RESOLUTION NO. 2017- 4, authorizing American Legion Post 35 to dispense distilled spirits before noon on August 20, 2017.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to approve RESOLUTION NO. 2017-4, authorizing American Legion Post 35 to dispense distilled spirits before noon on August 20, 2017. Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on approving Special Designated Liquor license for the American Legion Post 35 on June 22, 2017 at the Madison County Fairgrounds (Ag Banquet).

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to

approve Special Designated Liquor license for the American Legion Post 35 on June 22, 2017 at the Madison County Fairgrounds (Ag Banquet). Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on approving Resolution 2017-5, to accept and adopt the Owner/Occupied Housing Rehabilitation Program Guidelines and Reuse Plan.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to approve Resolution 2017-5, accepting and adopting the Owner/Occupied Housing Rehabilitation Program Guidelines and Reuse Plan. Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on approving the new mileage reimbursement of 53.5 cents per mile.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to approve new mileage reimbursement of 53.5 cents per mile. Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on possible date change of the May, 2017 City Council meeting, due to an unavoidable absence of a City Council member.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to approve the date change for the City Council meeting to be moved to May 10, 2017 at 6:00 p.m., due to an unavoidable absence of a City Council member. Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on accepting audit report for the 2015/2016 fiscal year as completed by Morrow, Davies & Toelle, P.C.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to accept audit report for the 2015/2016 fiscal year as completed by Morrow, Davies & Toelle, P.C. Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on approving CRA suggested name, "Horizon View," for the new subdivision on South Main.

**ACTION:** MOTION BY COUNCILMEMBER JURGENS, SECOND BY COUNCILMEMBER FITE to approve CRA suggested name, "Horizon View," for the new subdivision on South Main. Roll Call: Yays: Jurgens, Fite, Kellen. Nays: None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on naming streets in the new housing subdivision on South Main.

**ACTION:** MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER KELLEN to name streets in the new housing subdivision on South Main as 14th, 15th and Lewis Boulevard. Roll Call: Yays: Fite, Kellen. Nays: Jurgens None. Absent: None. Motion carried.

**DISCUSSION:** Discussion was had on an Agreement for possible purchase of real estate.

**ACTION:** MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER KELLEN to approve purchase agreement of property LOT 14 of Buena Vista Tract, in City of Madison also known as 1008 S. Ingram Street. Roll Call: Yays: Fite, Kellen. Nays: Jurgens. Absent: None. Motion carried.

**DISCUSSION WAS HAD ON THE FOLLOWING ITEMS, WITH NO ACTION TAKEN:**

- 150th Celebrations Steering Committee
  - Alumni can send updated address information to city website.
  - Steering committees are working hard to continue planning of activities and events.

- Updates regarding property complaints at 507 E. 1st Madison, NE.
  - Mayor spoke with owner of home and was confirmed the tenants and owner came to an agreements.
- Appointment of new council member has been tabled until next council meeting.
- Discussion was had on administrator Linda Anderson’s concerns with Countryside Home employee benefits, establishing hiring incentives, Board duties, authority and appointment.
  - Linda has requested a workshop meeting with the Nursing home board and the City Council to take place in the near future.

**THE FLOOR WAS OPEN TO PUBLIC COMMENTS:**

- No public comments were received.

**REPORTS:**

Utilities Dept., Fire Dept., Police Dept., Office

**DISCUSSION:** Discussion was had on adjourning the meeting.

**ACTION:** MOTION BY COUNCILMEMBER KELLEN, SECOND BY COUNCILMEMBER JURGENS to adjourn meeting at 7:58 p.m. Roll Call: Yays: Kellen, Jurgens, Fite Nays: None. Absent: None. Motion carried.

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**Alexandra Abarca, City Clerk**

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**Alvin Brandl, Mayor**

**I, the undersigned City Clerk, hereby certify that the foregoing is the full, true and correct original document of the Madison City Council Meeting proceedings had and done by the Mayor and City Council; that all of the subjects included in the proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to the meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.**

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**Alexandra Abarca, City Clerk**