

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

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 Wednesday, November 14, 2018, beginning at 6:00 p.m., the regularly scheduled and advertised Council Meeting for November 8, 2018, was postponed due to lack of quorum.

CALL TO ORDER

Mayor Alvin Brandl called the meeting to order. Roll call found the following Council members present: Griselda Beery, Rob Fite, Robert Jurgens, and Paul Kellen.

Staff members present were: Treasurer/Office Manager, Paula Biehle, City Clerk, Angie Frenzen, City Attorney Mike Brogan, Utilities Superintendent Jim Lewis, and Police Chief Rod Waterbury.

The Mayor presided and the City Clerk recorded the proceedings.

Upon opening of the meeting at 6:00 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, and 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 on approving consent agenda.

ACTION: MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER KELLEN to approve the Consent Agenda: Motion will include A-D as one. A. Approve Agenda B. Minutes C. Treasurer Report. D. Claims. Roll call: Yeas: Fite, Kellen, Jurgens, Beery. Nays: None. Motion carried.

REGULAR AGENDA ITEMS

OLD BUSINESS

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

DISCUSSION: Discussion on approving annual wage adjustments, to include: Library Board's recommendation of .75 wage increase for each employee (3), which will be effective on the next pay period. This increase would not exceed the annual salary budget. The Council was in favor of the increase for library staff to each receive a .75 increase per hour. The Council also discussed wages for City employees full-time and certain part-time positions. Paula presented the Council with wage adjustments, which were made after reviewing numbers with each department head, and comparing to the annual salary survey. Paul Kellen stated he believed the numbers looked good and he stated he spoke with Jim about his staff. Paul Kellen also stated on the list there are three people on the list that that were receiving a .38 increase, and Paul stated he would like to see them receive a .50 increase to make it more comparable, and fair. Rob Fite stated that he agreed, and believes you need to invest in people and employees in they will stay here in the community.

ACTION: MOTION BY COUNCILMEMBER KELLEN, SECOND BY COUNCILMEMBER FITE to approve wage adjustments for City employees as recommended. Roll call: Yeas: Kellen, Fite Beery, Jurgens. Nays: None. Motion carried.

NEW BUSINESS

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

DISCUSSION: Discussion on previously approved estimate for Power Pages to update website Code and Hosting in the amount of \$600-\$800. Current Invoice from October 15, 2018, reads amount due: \$880.00. The Council agreed to pay the Invoice with additional cost of \$80.00, total \$880.00.

ACTION: MOTION BY KELLEN SECOND BY COUNCILMEMBER BEERY to approve to pay Invoice from Power Pages in the amount of \$880.00 Roll call: Yeas: Kellen, Beery, Jurgens, Fite. Nays: None. Motion carried.

DISCUSSION: Discussion on Madison Volunteer Fire and Rescue hiring a company for ambulance Billing services. Fire Chief, Tim Reeves was present and addressed the Council. Tim stated he researched a couple of companies and found that EMS Billing services of Omaha came recommended from other smaller departments, Neumann Grove and Randolph are happy with their services. He stated there is a one (1) year Contract, and the Mayor asked to see a copy, and Tim did not have it available. The Mayor asked that a copy of the Contract be emailed to City Attorney, Mike Brogan for his review. Tim stated we would receive 15% of the net received. He stated the company does all the work, but the Fire Department would have to have an administrator to make sure all information is accurate to send over for billing. Tim stated that the Department would like to have authorization to pay an Administrator \$100.00 annually. Tim also stated that there is a 60 day cancellation by either party of the Contract, if any time during that window we aren't happy with their service. Tim also said that this company has a 97% retention rate.

ACTION: MOTION BY FITE SECOND BY COUNCILMEMBER JURGENS pending approval from City Attorney, Mike Brogan to enter into Contract with EMS Billing Services, and allow the Fire Department to pay an Administrator \$100.00 annually to start, from the Rescue Budget. Roll call: Yeas: Fite, Kellen, Jurgens, Beery. Nays: None. Motion carried.

DISCUSSION: Discussion on approving Drawdown No. 20 for NAHTF 14-TFRH-01038 to reallocate funds for Final payout in the amount of \$31,882.81, from Housing Management to Reconstruction Multi-Family. General Administration Fees in the amount of \$1,410.00. Drawdown total \$33,292.81 (grant funds only, no City funds). Angie and Paula stated this is in regards to the Copper Crown project. Angie stated that we passed Resolution No. 18-05, on May 10, 2018, to reallocate these funds, and this is the final step in the process.

ACTION: MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER BEERY to approve drawdown No. 20 for NAHTF 14-TFRH-01038 to reallocate funds for Final payout in the amount of \$31,882.81, from Housing Management to Reconstruction Multi-Family. General Administration Fees in the amount of \$1,410.00. Drawdown total \$33,292.81 (grant funds only, no City funds). Roll call: Yeas: Fite, Beery, Jurgens, Kellen. Nays: None. Motion carried.

DISCUSSION: Discussion on approving drawdown No. 5 for NAHTF Grant Number 17-TFRH-15050, (320 S. Main Street): for Housing Rehabilitation in the amount of \$27,468.52, Housing Management in the amount of \$255.00, and General Administration in the amount of \$120.00, with an amount totaling \$27,843.52 (Grant funds only, no City funds).

ACTION: MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER KELLEN to on approving drawdown No. 5 for NAHTF Grant Number 17-TFRH-15050, (320 S. Main Street): for Housing Rehabilitation in the amount of \$27,468.52, Housing Management in the amount of \$255.00, and General Administration in the amount of \$120.00, with an amount totaling \$27,843.52, (Grant funds only, no City funds). Roll call: Yeas: Fite, Kellen, Beery, Jurgens. Nays: None. Motion carried.

DISCUSSION: Discussion on Action on City Engineer, John Zwingman to start work on specs. and bid documents for Sunset Ridge Subdivision, and 10th and Ingram Street. Jim stated John is ready to get this started and Contractors are ready and available to bid jobs. This has been budgeted to start the process.

ACTION: MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER KELLEN to approve City Engineer, John Zwingman to start the process of Bids and Specs on the Sunset Ridge Subdivision, and 10th and Ingram Street. Roll call: Yeas: Fite, Beery, Jurgens, Kellen. Nays: None. Motion carried.

DISCUSSION: Discussion on City participation on future Jackson Street Bridge Project. An informational email from City Engineer John Zwingman was addressed, in the potential cost of the Bridge replacement, which is estimated at \$1,200,000.00, and the City share would be \$240,000.00 (20%). John is requesting to send a letter of intent to Richard Johnson, Madison County Engineer. Jim Lewis stated this is in the budget and a good idea to participate in this project.

ACTION: MOTION BY COUNCILMEMBER FITE, SECOND BY COUNCILMEMBER KELLEN to approve participation and letter of intent by the City of Madison, for the Jackson Street Bridge project to Madison County. Roll call: Yeas: Fite, Kellen, Jurgens, Beery. Nays: None. Motion carried.

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

- Appointment to the Nursing Home and Park Boards – The Mayor stated he has a resume of an interested party for the Nursing Home Board, and will get that to the Council to review. No interested parties in the Park Board at this time.
- Update on concerns of Countryside Home Board Action, by Management and Staff. Linda Anderson, Administrator for Countryside Home was present and addressed the Council. Paul Kellen stated there have been two meetings of the Nursing Home Board since the last Council meeting, and he felt they went well and were making progress. Linda stated that

she spoke with the Board members and told them she believed that the issues that continue to arise are due to lack of communication between the Board, staff and management and is trying to work with them to avoid the communication barrier. Paul then stated he thinks everything is fine now as everyone has talked about it, and worked through it. Linda stated she believes this has opened the door, but everyone needs to work together as there is still a lot of work to be done going forward. Mayor Brandl stated he thinks things are going fine with the Board and staff.

- Discussion on Council Member Jurgens request for Administrator, Linda Anderson to address concerns regarding Countryside Home. Linda Anderson addressed the Council stating she had a document with information of concerns of Countryside Home, that she wanted to present to the City Council, and then discuss the concerns. The Mayor interjected and stated this was the document that was addressed during executive session at the Countryside Home Board Meeting. Linda stated this was the document, but was not intended to be an executive session item, and did not state anything specifically about any individuals, and that all Board Members as well as Council Member Jurgens and the Mayor have seen the document. The Mayor asked City Attorney, Mike Brogan if this document can be given to Council Members. Mike Brogan stated that he didn't believe this would follow under the executive session guidelines, and should be discussed in public if possible. Paul Kellen addressed Linda and said he thought she could express her concerns, but didn't believe she should hand the letter out to Council Members. Linda stated she would be happy to go into executive session with the Council to address if necessary. The mayor did not think we needed to enter into executive session. Linda then started to state her concerns, over staffing issues and communications, she stated it is difficult to keep staff on board, and she reiterated that staffing is an issue across the board in the industry, but with all the negativity, it has been incredibly difficult. She also stated she doesn't believe the Board makes decisions that are best for the residents, staff or the home in general. She also stated she doesn't believe they are making ethical decisions. The Mayor asked if the Board was getting all the information, and Linda stated yes they are. As Linda again wanted to offer the document and information to the Council, the Mayor disagreed with her, she then stated, that she needs to have a sounding board with concerns, and the Council should hear these concerns. She is not willing to put her license on the line without the support of the Council. She reiterated to the Council that if the things continue to get worse at Countryside Home, the debt owed is the City's responsibility, and wants the Council to be aware of this. Linda stated she has continuously gone through the proper chain of command to address issues, and now the Council is not willing to listen. She reiterated being willing to meet with the Board and communicate, that she makes herself open and available. Robert Jurgens spoke up by saying this has been a hot topic over the last four years, and there is a continuous difference of opinion amongst the Mayor and Linda. Robert stated that when you have staffing issues to overcome, have a case to put yourself in a competitive environment. Nurses in the industry talk, and we have Directors of Nursing leaving. He then proceeded to say we have never had a full Nursing Home Board in the last four years, and Management, the Administrator and Board should be working together to find resolution to these continuous staffing issues, and other topics. He also said he didn't believe that having the Board, Mayor and one City Council Member in Executive Session, it should be the entire governing body of the City. He stated Linda should have support of the Council, as she isn't feeling supported by her Board. They need to work together toward a common goal, to calm things down. We need to do what is best for the facility and people there. Robert believes that if you cannot have a full Nursing Home Board, then it should be dissolved and let the City Council take it over. Paul Kellen then stated, no one wants to argue, but do what needs to be done. Rob Fite stated that both sides need to work together to find common ground, or this cycle will continue.

THE FLOOR WAS OPEN TO PUBLIC COMMENTS:

No public comments were made.

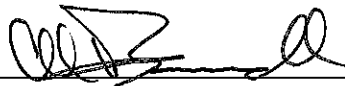
REPORTS: Utilities Dept: Jim Lewis stated his staff has completed the handicap ramp at the Carnegie Building and it looks good. **Fire Dept:** Tim Reeves stated they have the permit to burn the property on E. 1st Street, the old Lorenzen Home, and that is to take place on 10/28/18. He also stated that Donna is no longer going to do ambulance billing, and they are looking into a few different companies to take this over, and will report more information next month. **Police Dept:** Rod Waterbury stated there have been a few more injury accidents recently. Getting the new Explorer ready. Still only 3 applications for the open position. Starting in January 2020, the Federal/State Government will require all citations be submitted digitally, which will require purchasing laptops for officers. **City Office:** Paula stated she is getting end of Fiscal year reports prepared for the Auditors. Paula expressed the importance of Capital Outlay spending. Paula also stated that we are waiting to see how the CRA will proceed with the new subdivision, Sunset Ridge, and then we can look at streets to the Subdivision for spending some of those funds. Angie stated she has been self-training on the website to be able to add and edit as necessary. Attended the League Conference, and retained useful information on City Nuisances, and how to resolve them. She stated the importance of code enforcement, is key in resolving these issues. Angie also stated she is sending out communication to other area Clerks in regards to credit card payments for utility billing, and the potential of making utility bills available online, just researching to see if this is something the City will eventually have an interest in doing.

DISCUSSION: Discussion was had on adjourning the meeting.

ACTION: MOTION BY COUNCILMEMBER KELLEN, SECOND BY COUNCILMEMBER JURGENS to adjourn meeting at 7:37 p.m. Roll Call: Yeas: Kellen, Jurgens, Beery, Fite. Nays: None. Motion carried.

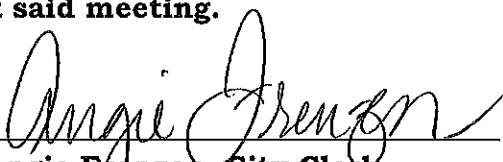


Angie Frenzen, City Clerk



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.



Angie Frenzen, City Clerk