



**MINUTES NO. 2023-22-RG  
REGULAR CITY COUNCIL MEETING  
OF MADISON, ALABAMA  
November 27, 2023**

The Madison City Council met in regular session on Monday, November 27, 2023, at 6:00 p.m. in the Council Chambers of the Madison Municipal Complex, Madison, Alabama. Noting that a quorum was present, the meeting was called to order at 6:00 p.m. by Council President Ranae Bartlett.

Pastor Cody Edger, Cornerstone Word of Life Church provided the invocation followed by the Pledge of Allegiance led by Ranae Bartlett.

**ELECTED GOVERNING OFFICIALS IN ATTENDANCE**

Mayor Paul Finley	Present
Council District No. 1 Maura Wroblewski	Present
Council District No. 2 Connie Spears	Present
Council District No. 3 Teddy Powell	Present
Council District No. 4 Greg Shaw	Present
Council District No. 5 Ranae Bartlett	Present
Council District No. 6 Karen Denzine	Absent
Council District No. 7 John Seifert	Present

City Officials in attendance were: City Clerk-Treasurer Lisa D. Thomas, Administrative Assistant Myranda Staples, City Attorney Brian Kilgore, Information Technology Director Chris White, ERP Support Specialist Michelle Parker, Economic Development and External Affairs Officer Traci Gillespie, Police Chief Johnny Gandy, Fire Chief David Bailey, City Engineer Michael Johnson, Director of Revenue Ivon Williams.

Public Attendance registered: Margi Daly, Jennifer Coe, Bob Burns, Jean Ann Berufield, and Cody Edger.

**AMENDMENTS TO AGENDA**

City Attorney Brian Kilgore requested the following amendments to the agenda:

- Add **Resolution 2023-404-R**: Copier for Facilities and Grounds
- Remove **Resolution 2023-390-R**: Removing a professional services agreement with Prominence Contracting.

**APPROVAL OF MINUTES**

**MINUTES NO. 2023-21-RG DATED NOVEMBER 13, 2023**

Council President Bartlett moved to approve Minutes No. 2023-21-RG. Council Member Shaw seconded. The roll call vote taken was recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

**PRESENTATIONS AND AWARDS**

**MADISON VISIONARY PARTNERS UPDATE FOR KID’S KINGDOM - MELANIE THORNTON**

Ms. Melanie Thornton spoke about all of the efforts collectively made to help Madison Visionary Partners in the success of the renovations of Kid’s Kingdom

- Raised over \$600,000, which includes legislative grant money that went directly to the City of Madison
- Over 100 volunteers collectively invested over 600 hours of their time
- Recognized Matt McClelland for his leadership on the Campaign Committee and Kory Alford for being a valuable partner in seeing the vision for the playground
- Thanked the donors who saw the impact their dollars made

**PUBLIC COMMENTS**

*Public Comments were limited to three minutes per speaker. Anyone who wanted to sign up prior to the Council meeting were able to contact the City Clerk at [cityclerk@madisonal.gov](mailto:cityclerk@madisonal.gov) or text the word “**Comment**” to 938-200-8560. Anyone who wanted to submit a presentation to the City Council were able to email it to the City Clerk by noon last Friday. Those who could not attend the meeting in person and wanted to email their written comments were advised to do so no later than noon this date via email to [citycouncil@madisonal.gov](mailto:citycouncil@madisonal.gov).*

**MR. BOB BURNS (DISTRICT 2)**

Mr. Burns appeared before Council and Mayor Finley to voice his concerns on the following items:

- Lamb of God poll location

**MS. MARGI DALY (DISTRICT 6)**

Ms. Daly appeared before Council and Mayor Finley to voice her concerns on the following item:

- Streetlights
- Civic Engagement
- City investing in real estate
- Redistricting on County Line

**MR. JEFF JOHNSON (DISTRICT 5)**

Mr. Johnson appeared before Council and Mayor Finley to voice her concerns on the following items:

- Ordinance 2023-375

**MS. JENNIFER COE (DISTRICT 5) ASHLEY ESTATES**

Ms. Coe appeared before Council and Mayor Finley to voice her concerns on the following items:

- Acceptance of donation from Madison Visionary Partners

**CONSENT AGENDA AND FINANCE COMMITTEE REPORT**

Council Member Spears shared the Finance Committee reviewed all the periodic bills to be paid and found them all in order. Council Member Spears explained the donation check from Madison Visionary Partners. The big presentation check included all of the donations for Kid's Kingdom, including ones that were donated prior to the final check. The fee that was from MVP was part of the agreement for their administrative costs for their services.

Council Member Spears moved to approve the Consent Agenda and Finance Committee report as follows:

General Operating Account	\$1,473,289.49
Special General Operating Accounts	\$52,478.50
ADEM Storm Drainage	\$385.00
Gasoline Tax & Petroleum Inspection fees	\$45,200.33
Street Repair and Maintenance	\$620.31
CIP Bond Accounts	\$261,388.72
Library Building Fund	\$2,016.52
Regular and periodic bills to be paid	

**Resolution No. 2023-353-R:** Approving an annual appropriation agreement with the Convention and Visitors Bureau for FY 2024 in the amount of \$45,000 (to be paid from General Operating account) *City of Madison, Alabama Page 2 November 27, 2023*

**Resolution No. 2023-354-R:** Approving an annual appropriation agreement with KTECH, A Workforce Initiative of the Kids to Love Foundation for FY 2024 in the amount of \$5,000 (to be paid from General Operating account)

**Resolution No. 2023-355-R:** Approving an annual appropriation agreement with Liberty Learning Foundation for FY 2024 in the amount of \$7,500 (to be paid from General Operating account)

**Resolution No. 2023-356-R:** Approving Annual Appropriation Agreement with the Madison Beautification and Tree Board (MBTB). FY24 Appropriation in the Amount of \$7,500.00 to be paid from General Operating Account)

**Resolution No. 2023-357-R:** Approving an annual appropriation agreement with the Madison City Community Orchestra for FY 2024 in the amount of \$2,500 (to be paid from General Operating account)

**Resolution No. 2023-386-R:** Authorizing a service agreement with On-Line Information Services, Inc. for Police Department research purposes in the amount of \$84 per month (to be paid from Police Department budget)

**Resolution No. 2023-388-R:** Declaring a damaged drone formerly used by the Police Department as surplus and of negligible value and authorizing the disposal of said property.

**Resolution No. 2023-392-R:** Authorizing the Second Amended Contract with Lee Company to provide HVAC service to the Fitness Center (Additional \$15,852 to yearly contract)

**Resolution No. 2023-393-R:** Acceptance of final settlement from Alabama Municipal Insurance Corporation on Claim No. 059201AH for loss which occurred on February 4, 2023 Station #1 bay door. The final settlement will is \$1,591.00. The final amount to the City is \$591.00 after the \$1,000.00 deductible(to be deposited into General Operating account)

**Resolution No. 2023-401-R:** Authorizing an amendment to contract with Republic Services for the addition of weekly trash service at Sunshine Oaks in the amount of \$98.73 per month (to be paid from General Services Department budget)

**Resolution No. 2023-402-R:** Authorizing an amendment to contract with Republic Services for the addition of weekly trash service at the Wellness Center in the amount of \$98.73 per month (to be paid from General Services Department budget)

**Resolution No. 2023-403-R:** Authorizing an amendment to contract with Republic Services for the addition of an as needed roll-off dumpster service at Sunshine Oaks in the amount of \$350 per haul and \$65 per ton (to be paid from General Services Department budget)

Authorization of payment (Draw #4) to Enfinger Development, Inc. in the amount of \$201,406.62 for work performed on Project No. 22-034 | Madison Branch Boulevard roundabout (to be paid from Fund 38).

Acceptance of donation from Halo Homecare LLC in the amount of \$250.00 to be deposited into Senior Center Donation account

Acceptance of donation from Madison Visionary Partners, Inc. in the amount of \$492,537.16 on behalf of The Madison City Disability Advocacy Board for the Kids Kingdom Renovation Project

Council Member Powell seconded. The roll call vote to approve the Consent Agenda was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

## **PRESENTATION OF REPORTS**

### **MAYOR PAUL FINLEY:**

Mayor Finley reported on the following activities, events, and newsworthy items:

- Thanked Council Member Spears for explanation of funding to Madison Visionary Partners, Public Works for their efforts, Engineering team and Recreation
- Christmas Light show is now happening at Toyota Field every night from 5-9 p.m. through Christmas. Starting November 30<sup>th</sup> the Winter Wonderland will also open

### **COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI**

Council Member Wroblewski reported on the following activities, events, and newsworthy items:

- Thanked Leadership Huntsville for inviting her to their election political forum in support of Leadership Greater Huntsville

### **COUNCIL DISTRICT NO. 2 CONNIE SPEARS**

Council Member Spears reported on the following activities, events, and newsworthy items:

- Attended Leaders in Action Luncheon – Steve Perry made a great presentation on preparing an emergency plan for your home and business

- She is actively working with the City Clerk for a new polling location to replace Lamb of God location
- Next Finance Committee meeting will be December 18<sup>th</sup> at 8:00 a.m. in the conference room. The Finance Committee meetings will now be held the morning of the second City Council meeting in the conference room at 8:00 a.m.
- City audit should begin in a couple of weeks
- Requests will be sent out to different departments regarding mid-year budgets in February
- Madison Utilities was able to successfully close on the well and updated easement language

### **COUNCIL DISTRICT NO. 3 TEDDY POWELL**

Council Member Powell reported on the following activities, events, and newsworthy items:

- A lot of events coming up at the beginning of the month for Christmas and they can be viewed on the website

### **COUNCIL DISTRICT NO. 4 GREG SHAW**

No new business

### **COUNCIL DISTRICT NO. 5 RANAE BARTLETT**

Council Member Bartlett reported on the following activities, events, and newsworthy items:

- December meetings will be held on December 11<sup>th</sup> and 18<sup>th</sup> because the second meeting falls on Christmas
- Thanked Recreation for putting up all of the Christmas decorations

### **COUNCIL DISTRICT NO. 6 KAREN DENZINE**

Council Member Denzine reported on the following activities, events, and newsworthy items:

- Absent

### **COUNCIL DISTRICT NO. 7 JOHN SEIFERT**

Council Member Seifert reported on the following activities, events, and newsworthy items:

- No new business

### **BOARD/COMMITTEE APPOINTMENTS**

City Attorney Brian Kilgore explained that the Council had enabled the Medical Clinic Board for the purposes of Madison Hospital with the last term being sometime in 2014 as there has been no need for it since then. Property that is owned by HEMSI that is part of the collateral for a bond that was issued through the board is going to issue its last payment on December

11<sup>th</sup>, 2023. HEMSI is asking that the board meet again to satisfy the last bond payment. After the bond payment is made, the board can disband due to there being no additional use for it.

Council President Renae Bartlett indicated that the Council has come up with three nominations for the board as there are no further nominations. The following Members have been appointed by acclamation:

**APPOINTMENT OF JEROMY GWIN ON THE MEDICAL CLINIC BOARD NOVEMBER 27, 2023 TO NOVEMBER 27, 2025**

**APPOINTMENT OF FLO BEHN ON THE MEDICAL CLINIC BOARD NOVEMBER 27, 2023 TO NOVEMBER 27, 2025**

**APPOINTMENT OF DR. STEVE SULLINS ON THE MEDICAL CLINIC BOARD NOVEMBER 27, 2023 TO NOVEMBER 27, 2025**

**PUBLIC HEARINGS**

*Speakers and public hearing applicants who wanted to address agenda items listed under this section of the agenda were instructed to reserve their comments for the public hearing. Before or during the Council Meeting they were asked to sign up for the public hearing at which they wanted to address Council by texting the word "COMMENT" to the City's automated SMS system at 938-200-8560 or by filling out a card available in the vestibule or from the City Clerk. The project initiator, applicant, owner or agent of the business or property that is the subject of the hearing was allowed to speak for 15 minutes. Residents within the noticed area of the subject property, as well as all other members of the public, were allowed to speak for 5 minutes.*

**RESOLUTION NO. 2023-400-R: REQUEST FOR AN OFF-PREMISES BEER AND WINE LICENSE FROM 7964 INC., DOING BUSINESS AS MADISON QUICK STOP #2, FOR THEIR LOCATION AT 7964 MADISON BOULEVARD**

Director of Revenue Ivon Williams explained the lease on the multi-business has changed, but the ownership remains the same.

Margy Daly expressed that she would like the Council to consider everyone's opinion on where liquor licenses should be issued

Council Member Spears moved to approve Resolution No. 2023-400-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

**FACILITIES AND GROUNDS**

**RESOLUTION NO. 2023-395-R: AUTHORIZING A CONTRACT WITH MICROMAIN CORPORATION FOR A MAINTENANCE MANAGEMENT SOFTWARE (\$9,792.00 TO BE PAID FOR INITIAL YEAR; \$6,804 TO BE PAID EACH ADDITIONAL YEAR FROM FACILITIES & GROUNDS BUDGET)**

Director of Facilities and Grounds Gerald smith explained how the software system works, by tracking each property by address so they know where money is being spent and where they are having reoccurring problems. This will help with managing their maintenance budget

Council Member Powell moved to approve Resolution No. 2023-395-R. Council Member Spears seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

**RESOLUTION NO. 2023-396-R: AUTHORIZING AN AGREEMENT TO PROGRAM THE TRANE SOFTWARE SYSTEM FOR THE WELLNESS CENTER (\$1,906.49 ONE-TIME PAYMENT TO BE PAID FROM FACILITIES & GROUNDS' BUDGET)**

Council Member Powell moved to approve Resolution No. 2023-396-R. Council Member Seifert seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

**RESOLUTION NO. 2023-397-R: AUTHORIZING AN AGREEMENT WITH TRANE FOR BUILDING AUTOMATION SERVICES FOR WELLNESS CENTER (\$3,701.94 FOR INITIAL YEAR PAID FROM FACILITIES & GROUNDS BUDGET)**

Council Member Powell moved to approve Resolution No. 2023-397-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye



Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

**RESOLUTION NO. 2023-398-R: AUTHORIZING A CONTRACT WITH GRAHAM CONSTRUCTION LLC FOR REPAIRS TO THE MAIN STREET CAFÉ IN AN AMOUNT NOT TO EXCEED \$110,000 (TO BE PAID FROM INSURANCE DEDUCTIBLE LINE-ITEM IN GENERAL SERVICES DEPARTMENT BUDGET)**

Director of Facilities and Grounds Gerald Smith explained Director of Finance Roger Bellomy will be paying this expense out of Finances budget until they get reimbursed for the full amount from the insurance company

Council Member Shaw moved to approve Resolution No. 2023-398-R. Council Member Wroblewski seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

**RESOLUTION NO. 2023-404-R: AUTHORIZING AN AMMENDMENT TO THE LIOCE PRINTER CONTRACT FOR AN ADDITIONAL COPIER FOR FACILITIES AND GROUNDS LOCATED AT 228 MOSE CHAPEL ROAD IN THE AMOUNT OF \$135.95 PER MONTH (TO BE PAID FROM FACILITIES AND GROUNDS BUDGET)**

Council Member Powell moved to approve Resolution No. 2023-404-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

**LEGAL**

**PROPOSED ORDINANCE NO. 2023-375: AMENDING THE PERIOD OF TIME THAT A NOISE PERMIT MAY BE FILED FROM 15 DAYS TO 72 HOURS PRIOR TO EVENT (FIRST READING 11/13/2023)**

Council Member Wroblewski moved to approve Ordinance No. 2023-375. Council Member Shaw seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Nay
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Council Member Wroblewski questioned what the impetus was for this ordinance. Council Member Spears commented that she feels there should be time limits as to how long people who obtain noise permits can use them for. City Clerk-Treasurer Lisa Thomas explained the reason for the proposal of the ordinance, explaining that when construction businesses come from out of town to do business in Madison, they are not aware of our ordinances.

Mayor Finley asked the question if there are different permits for long-term noise vs. short-term concrete pour permits. Ms. Thomas responded that they are the same permit.

Council Member Shaw clarified that you can apply for the permit far more advance than three days, three days is the minimum amount of time that is needed to apply for the permit. Council Member Powell explained that when a noise permit is being applied for in their districts, they are notified through email to make the decision to sign off and that takes time. He stated that this ordinance would give them an adequate amount of time to send to everyone needed to approve the permit. Council Member Seifert states that with this ordinance, we are going to have to rely on the citizens to follow the rules and obtain a permit.

Council Member Wroblewski asked if these permits are mostly being requested by construction companies and City Clerk-Treasurer Lisa Thomas responded saying, yes, these permits are usually requested by construction companies.

Council Member Spears commented that she feels this ordinance will make people wait until the last minute to apply for the permit with the change. City Attorney Brian Kilgore explained that during the permitting process, the approving party can place certain stipulations on the permit before approving it.

Motion carried.

**SENIOR CENTER**

**RESOLUTION NO. 2023-368-R: AUTHORIZING A PHILANTHROPY PARTNERSHIP AGREEMENT BETWEEN THE CITY OF MADISON SENIOR CENTER AND THE MADISON CHAPTER OF THE NATIONAL CHARITY LEAGUE, INC. FOR VOLUNTEER SUPPORT.**

Council Member Wroblewski moved to approve Resolution No. 2023-368-R. Council Member Powell seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

**MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS**

Council Member Wroblewski asked that the Council have a work session in January. Council President Bartlett said she has emailed the dates to Council and has not heard any nays and will forward them to City Clerk-Treasurer Lisa Thomas to get them on the calendar.

**ADJOURNMENT**

Having no further business to discuss Council Member Wroblewski moved to adjourn.  
The roll call vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Ranae Bartlett	Aye
Council Member Karen Denzine	Absent
Council Member John Seifert	Aye

Motion carried.

The meeting was adjourned at 6:52 p.m.

Minutes No. 2023-22-RG, dated November 27<sup>th</sup>, 2023, read, approved and adopted this 11<sup>th</sup> day of December 2023.

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Council Member Maura Wroblewski  
District One

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Council Member Connie Spears  
District Two

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Council Member Teddy Powell  
District Three

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Council Member Greg Shaw  
District Four

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Council Member Ranae Bartlett  
District Five

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Council Member Karen Denzine  
District Six

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Council Member John Seifert  
District Seven

Concur:

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Paul Finley, Mayor

Attest:

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Lisa D. Thomas  
City Clerk-Treasurer

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Myranda Staples  
Recording Secretary