



**MINUTES NO. 2025-02-WS  
PUBLIC WORK SESSION OF THE CITY COUNCIL  
OF THE CITY OF MADISON, ALABAMA  
February 19, 2025**

The Madison City Council met for a public work session on Wednesday, February 19, 2025, at 2:30 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 2:30 p.m. by Council President John Seifert.

**The following elected officials were 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	Late 2:45
Council District No. 4 Greg Shaw	Absent
Council District No. 5 Ranae Bartlett	Present
Council District No. 6 Karen Denzine	Present
Council District No. 7 John Seifert	Present

City Officials in attendance were: City Attorney Megan Zingarelli, City Clerk-Treasurer Lisa Thomas, Deputy City Clerk-Treasurer Kerri Sulyma, Information Technology Director Chris White, Information Technology Support Technician Michelle Parker, Deputy Fire Chief Brandy Williams, City Engineer Michael Johnson, Director of Facilities Gerald Smith, Director of Development Services Mary Beth Broeren, Director of Human Resources Kelli Bracci, City Administrator Steve Smith, Economic and External Affairs Officer Traci Gillespie and Acting Director of Building Kipp Richerzhagen.

**Toyota Field Update**

Director of Facilities Gerald Smith gave an overview of the three options that were given.

**Option 1**

- Issued contract to Architect for construction documents
- Kickoff meeting 2/24/2025
- Schematic Design with pricing due back on 5/9/2025

**Option 2**

- Issued contract to Architect for construction documents
- Kickoff meeting 2/24/2025
- Construction documents due 5/9/2025
- ERP (demo) package released to bidders 2/19/2025

- ERP bids due 3/19/2025
- ERP period of performance 151 calendar days

### **Option 3**

- Construction documents are currently on hold with the architect, 80% complete

Council President Seifert asked what the significance of the 5/9/2025 date was, Mr. Smith answered it will give them the ability to send that to Major league Baseball at that time as well as some hard numbers to give them for Options 2 and 3. Mr. Smith stated that by having all of the pricing back at the same time it will give the City the opportunity to weight all of the options and better make a selection.

Council Member Wroblewski asked if there is any update on BallCorps contribution with Option 1 or Option 2. Mr. Seifert responded that they had sent Option 3 with red lines back to BallCorps and have not received any comments back yet. He stated they do not have information regarding a contribution for Options 1 and 2.

City Attorney Megan Zingarelli summarized the options before the Council. Ms. Zingarelli stated that with Option 1, the City does not have to amend the license agreement in order for construction to begin. With Option 2, the City could look at repurposing the amended form of the agreement that was introduced in November. For Option 3, revisions have been sent to MLB and the City is waiting for a reply. For each option the City will need MLB approval on each plan set and make sure they are good with MLB language that will be incorporated into the agreement.

Council Member Bartlett asked when a decision needs to be made, Mr. Seifert answered the soonest decision point is March 19<sup>th</sup>, when the demo package is received. The soonest a decision can be made is May 9<sup>th</sup>, 2025.

### **Short-Term Rental Notification Process and Update**

Director of Development Services Mary Beth Broeren reviewed City's stats regarding short-term rentals, stating that there are currently 62 locations within the City. Ms. Broeren stated that short-term rentals are not listed as a permitted use in the zoning ordinance, they are defined as someone staying less than 30 days at a location. The issues regarding short-term rentals will be addressed when we update the zoning ordinance later this year, when the comprehensive plan is finished.

### **2025 Madison City Schools Board of Education Candidate Selection Process**

Council President Seifert stated that the City is currently accepting applications. Applications will be accepted through March 24<sup>th</sup>, interest indicator forms will be returned to Mr. Seifert by March 31<sup>st</sup>, Interviews will be held on April 9<sup>th</sup>, and a candidate will be selected on either April 14<sup>th</sup> or 28<sup>th</sup>.

Council Member Bartlett asked if there is an expected completion date for the interchange. Mayor Finley responded that it should be completed in the next few weeks pending weather.

**ADJOURNMENT**

Having no further business to discuss, the work session adjourned at 3:45 p.m.

Minutes No. 2025-02-WS, dated February 19, 2025, read, approved and adopted this 10<sup>th</sup> day of March 2025.

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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