



**MINUTES NO. 2024-17-RG
REGULAR CITY COUNCIL MEETING
OF MADISON, ALABAMA
SEPTEMBER 09, 2024**

The Madison City Council met in regular session on Monday, September 09, 2024, 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 John Dees of Crosspointe 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	Present
Council District No. 7 John Seifert	Present

City Officials in attendance were: City Clerk-Treasurer Lisa D. Thomas, Deputy City Clerk-Treasurer Kerri Sulyma, Prosecutor Attorney Tim McFalls, Director of Human Resources Megan Zingarelli, Deputy Revenue Officer Ivon Williams, Director of Building Dustin Riddle, Information Technology Director Chris White, Information Technology Support Technician Garrett Gillott, Police Chief Johnny Gandy, Fire Chief David Bailey, City Engineer Michael Johnson, Finance Director Roger Bellomy, Director of Parks & Recreation Kory Alfred, Deputy Court Clerk Beth Bellomy, Court Magistrate Gladys Williams, Economic External Affairs Officer Traci Gillespie, and Director of Development Services Mary Beth Broeren.

Public Attendance registered: Margi Daly, Milli Scott, Jim Chamberlain, Billie Goodson

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES

MINUTES NO. 2024-16-RG DATED AUGUST 26, 2024

Council Member Shaw moved to approve Minutes No. 2024-16-RG. Council Member Spears seconded. The roll call vote taken was recorded as follows:

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

Motion carried.

PRESENTATIONS AND AWARDS

None

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 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.*

JIM CHAMBERLAIN (DISTRICT 7)

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

- President of Madison Greenways and Trails
- Updates on the work and progress
- Request full funding FY 25 for the Land Trust of North Alabama

MARGI DALY (DISTRICT 6)

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

- Objection to Evergreen Consultants
- Equity vs. Equality examples

CONSENT AGENDA AND FINANCE COMMITTEE REPORT

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

General Operating Account	\$2,082,078.43
Special General Operating Accounts	\$104.50

½ Cent Infrastructure	\$136,208.74
Gasoline Tax & Petroleum Inspection fees	\$45,728.09
TVA Tax	\$2,796.68
Street Repair and Maintenance	\$2,093.85
CIP Bond Accounts	\$1,484,549.13
Library Building Fund	\$8,935.68
Venue Maintenance	\$110,005.94

Regular and periodic bills to be paid

Resolution No. 2024-306-R: Authorizing a three-year Software License Subscription renewal agreement with Unico Technology, LLC (\$51,008.76 annually to be paid from IT Department budget)

Authorization of payment of Invoice No. A24176-01, PO 2024-1258 to Grayson Carter & Son Contracting, Inc. for construction for Project 22-036 | Browns Ferry Road and Burgreen Road Roundabout (\$9,192.50 to be paid from Fund 38)

Acceptance of donation of two mobility scooters from Mr. Jeff Little valued at \$3,500 to be placed at Madison Community Center located at 1329 Browns Ferry Road

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

Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Ranae Bartlett	Aye
Council Member Maura Wroblewski	Aye
Council Member Greg Shaw	Aye
Council Member Karen Denzine	Aye
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 Ballcorps and the Trash Panda Team for everything that’s been done
- Sunshine Oaks updates

COUNCIL DISTRICT NO. 1 MAURA WROBLEWSKI

RESOLUTION NO. 2024-304-R: AUTHORIZING FUNDING FOR AN ADA ACCESSIBLE DOOR FOR THE MADISON LIBRARY (NOT TO EXCEED \$7,700.00 TO BE PAID FROM COUNCIL SPECIAL PROJECTS FUND)

Council Member Wroblewski moved to approve Resolution No. 2024-304-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 Ranae Bartlett	Aye
Council Member Teddy Powell	Aye
Council Member Greg Shaw	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried.

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

- Shared the remembrance of 9/11/2001
- Announced the ceremony and memorial stair climb at Toyota Field at 8 a.m. in remembrance of 09/11

COUNCIL DISTRICT NO. 2 CONNIE SPEARS

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

No business to report

COUNCIL DISTRICT NO. 3 TEDDY POWELL

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

- Congratulated the Madison City Bowl winners
- Thanked the employees for their dedication and hard work

COUNCIL DISTRICT NO. 4 GREG SHAW

RESOLUTION NO. 2024 311-R: APPONTING THE CITY ATTORNEY OF THE CITY OF MADISON, ALABAMA

Council Member Shaw moved to approve Resolution No. 2024-311-R. Council Member Wroblewski seconded. Council Member Shaw asked to appoint Megan Zingarelli as City Attorney since City Attorney Brian Kilgore left the City of Madison. Council Member Denzine voiced her concerns with hiring internally for the city attorney limiting the potential advanced qualifications from outside applicants. Council Member Denzine also asked if there was a

possibility an outside firm could be hired to help with additional guidance and research on contracts, etc. The vote was taken and recorded as follows:

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

Motion carried

COUNCIL DISTRICT NO. 5 RANAE BARTLETT

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

- Announced upcoming work session and shared the 15-minute break information.
- Council members attended key communicator meeting with Madison City Schools, in turn helped Council members understand financial impact to schools.

COUNCIL DISTRICT NO. 6 KAREN DENZINE

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

- Shared information on the upcoming Madison Street Festival
- Madison Visionary Partners is in the process of hiring an executive director
- Madison Visionary Partners added three new board of directors
- 9/11 Remembrance
- Shout out to the Police and Fire department for their hard work on protecting everyone

COUNCIL DISTRICT NO. 7 JOHN SEIFERT

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

No business to report

BOARD/COMMITTEE APPOINTMENTS

None

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. 2024-291-R: ASCERTAINING, FIXING, AND DETERMINING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A WEED LIEN FOR 8135 OLD MADISON PIKE (ASSESSMENT FEE OF \$875.97)

Council Member Shaw moved to approve Resolution No. 2024-291-R. Council Member Powell seconded. Margi Daly shared her thoughts on the weed lien process. Ms. Daly stated she didn't understand why the city does not have senior advocates. Ms. Daly expressed her concern with some of the citizens being physically unable to address the overgrown weeds. Margi Daly asked for reasoning on the council member's targeting senior citizens and poor people but not developers. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2024-292-R: ASCERTAINING, FIXING, AND DETERMINING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A WEED LIEN FOR 22 STONE STREET (ASSESSMENT FEE OF \$574.83)

Council Member Shaw moved to approve Resolution No. 2024-292-R. Council Member Powell seconded. Council member Denzine asked for clarification on guidelines pertaining to larger tracks of land. Mayor Finley clarified that code enforcement officers go through a process for any property whether its commercial or residential to allow compliance with all prospective properties. Mayor Finley reassured Council Member Denzine that the mentioned properties have went through the entire code enforcement process to be deemed non-compliant. Council Member Seifert asked City Attorney Megan Zingarelli to address and explain the process including the cost and how it's determined. City Attorney Megan Zingarelli explained the process as well as cost. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2024-293-R: ASCERTAINING, FIXING, AND DETERMINING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A WEED LIEN FOR 180 DUSTY TRAIL (ASSESSMENT FEE OF \$674.83)

Council Member Shaw moved to approve Resolution No. 2024-293-R. Council Member Powell seconded. Ms. Margi Daly expressed her concerns with fairness and issues in her neighborhood as well as other developments with high weeds and other complaints. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2024-294-R: ASCERTAINING, FIXING, AND DETERMINING THE AMOUNT OF ASSESSMENT TO BE CHARGED AS A WEED LIEN FOR 323 PENSION ROW (ASSESSMENT FEE OF \$575.40)

Council Member Powell moved to approve Resolution No. 2024-294-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Motion carried

RESOLUTION NO. 2024-301-R: REQUEST FOR A RESTAURANT RETAIL LIQUOR LICENSE FROM ENTICE BAR & GRILL LLC., DOING BUSINESS AS ENTICE BAR & GRILL, FOR THEIR LOCATION AT 8694 MADISON BOULEVARD SUITE J, MADISON, AL 35758

Council Member Shaw moved to approve Resolution No. 2024-301-R. Council Member Wroblewski seconded. Deputy Revenue Officer Ivon Williams informed Council that this is a new request for this location and added that everything is in order for Council action. Council President Bartlett opened the floor for public comments regarding this request. There being none, she then closed the floor and entertained a motion from Council. The vote was taken and recorded as follows:

Council Member Greg Shaw	Aye
Council Member Maura Wroblewski	Aye
Council Member Ranae Bartlett	Aye

Council Member Connie Spears	Aye
Council Member Teddy Powell	Aye
Council Member Karen Denzine	Aye
Council Member John Seifert	Aye

Motion carried

DEPARTMENTAL REPORTS

BUILDING

PROPOSED ORDINANCE NO. 2024-276: AMENDING THE CITY OF MADISON CODE OF ORDINANCES BY ADDING CHAPTER 24, ARTICLE 1, SECTION 11 ENTITLED "UNATTENDED RECEPTACLES" (FIRST READING 08/26/2024)

Council Member Powell moved to approve Proposed Ordinance No. 2024-276. Council Member Wroblewski seconded. The vote was taken and recorded as follows:

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

Motion carried.

COURT

PROPOSED ORDINANCE NO. 2024-277: AMENDING THE MUNICIPAL COURT'S SCHEDULE OF FINES TO INCLUDE NEW DISTRACTED DRIVING LAW (FIRST READING 08/26/2024)

Council Member Wroblewski moved to approve Proposed Ordinance No. 2024-277. Council Member Shaw seconded. Council Member Denzine asked for clarification regarding the description of the distracted driving law. City Prosecutor Tim McFalls explained that it's a secondary violation that is the result of use of handheld devices while committing a traffic infraction. The vote was taken and recorded as follows:

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

Motion carried.

ENGINEERING

RESOLUTION NO. 2024-267-R: AUTHORIZING CONVEYANCE OF APPROXIMATELY 2,890 SQUARE FEET OF PROPERTY FOR RIGHT-OF-WAY ACQUISITION FROM FELICIA REGINA JONES JOHNSON FOR THE MAECILLE ROAD AT SEGERS ROAD INTERSECTION IMPROVEMENT PROJECT (\$5,785.78 TO BE PAID FROM ENGINEERING DEPARTMENT BUDGET)

Council Member Powell moved to approve Resolution No. 2024-267-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2024-299-R: AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT WITH GRAYSON CARTER & SON CONTRACTING, INC. FOR PROJECT 22-036 | HUNTSVILLE-BROWNSFERRY ROAD AND BURGREN ROAD ROUNDABOUT FOR 300 LF OF 36-INCH STEEL CASING INSTALLATION AND AN ADDITIONAL 30 DAYS (AMOUNT NOT TO EXCEED \$180,256.40, TO BE PAID FROM FUND 38)

Council Member Powell moved to approve Resolution No. 2024-299-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2024-303: VACATION OF UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOT 2B OF MADISON TOWNE CENTRE SUBDIVISION (FIRST READING)

First reading only

RESOLUTION NO. 2024-300-R: AUTHORIZING ACCEPTANCE OF A PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED WITHIN LOT 2B OF MADISON TOWNE CENTRE SUBDIVISION

Council Member Powell moved to approve Resolution No. 2024-300-R. Council Member Wroblewski seconded. The vote was taken and recorded as follows:

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

Motion carried.

FACILITIES & GROUNDS

RESOLUTION NO. 2024-273-R: AUTHORIZING THE MAYOR TO AMEND AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH AMIRI ENGINEERING CORP. TO PROVIDE SUPPLEMENTAL SUBSURFACE EXPLORATION AND GEOTECHNICAL REPORT TO INCLUDE ROCK CORING AT THE PROPOSED OUTFIELD BUILDING AT TOYOTA FIELD (\$37,255) TO BE PAID FROM MULTI-USE VENUE MAINTENANCE FUND)

Council Member Shaw moved to approve Resolution No. 2024-273-R. Council Member Spears seconded. Mayor Finley suggested Director of Grounds and Facilities Gerald Smith to explain the purpose of the resolution. Director of Facilities and Grounds Gerald Smith shared that additional borings are needed as well as a track drill for the foundation for support when the base of the building is built. Director of Facilities and Grounds Gerald Smith stated that the foundation of the material that’s in the rock bed may need additional peers or pilings. Council Member Denzine asked for clarification if the subsurface is for a four or six story clubhouse. Director of Finance and Grounds Gerald Smith reiterated that the foundation would support at least a four-story building with the potential of additional levels being added. The vote was taken and recorded as follows:

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

Motion carried.

RESOLUTION NO. 2024-307-R: AUTHORIZING AMENDMENT NO. 2 TO A PROFESSIONAL SERVICES AGREEMENT WITH GILBERT, MCLAUGHLIN, CASELLA ARCHITECTS FOR PROFESSIONAL SERVICES NEEDED TO PROVIDE AN EARLY RELEASE PACKAGE | DEMOLITION AND EXCAVATION AT TOYOTA FIELD (\$30,700 TO BE PAID FROM MULTI-USE VENUE MAINTENANCE FUND)

Council Member Spears moved to approve Resolution No. 2024-307-R. Council Member Powell seconded. Council Member Denzine asked what this involved. Director of

Facilities and Grounds Gerald Smith explained that is the drawing package for doing the demo work and to get ready to build whichever package the city decides to move forward with. He shared that there are irrigation lines, water lines, concrete steps and retaining walls that require demos to get low enough to build the building back up to keep the project moving forward until final pricing and approval for construction drawings. The vote was taken and recorded as follows:

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

Motion carried.

HUMAN RESOURCES

PROPOSED ORDINANCE NO. 2024-241: AMENDING SECTION 12, "COMPENSATION AND BENEFITS," OF THE CITY OF MADISON'S PERSONNEL POLICIES AND PROCEDURES (FIRST READING 08/26/24)

Council Member Spears moved to approve amendment to remove section five of Proposed Ordinance No. 2024-241. Council Member Denzine seconded. The vote was taken and recorded as follows:

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

Motion carried.

PROPOSED ORDINANCE NO. 2024-241: AMENDING SECTION 12, "COMPENSATION AND BENEFITS," OF THE CITY OF MADISON'S PERSONNEL POLICIES AND PROCEDURES (FIRST READING 08/26/24)

Council Member Spears moved to approve Proposed Ordinance No. 2024-241. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried.

RECREATION

RESOLUTION NO. 2024-275-R: AUTHORIZING A MONTH-TO-MONTH AGREEMENT WITH THE CITY OF HUNTSVILLE FOR SCHEDULING AND DISPATCH SERVICES FOR MARS (TO BE PAID FROM RECREATION DEPARTMENT BUDGET)

Council Member Powell moved to approve Resolution 2024-275-R. Council Member Seifert seconded. The vote was taken and recorded as follows:

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

Motion carried.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

None

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	Aye
Council Member John Seifert	Aye

Motion carried.

The meeting was adjourned at 7:04 p.m.

Minutes No. 2024-17-RG, dated September 9th, 2024, read, approved and adopted this September 23rd day of September 2024.

Council Member Maura Wroblewski
District One

Council Member Connie Spears
District Two

Council Member Teddy Powell
District Three

Council Member Greg Shaw
District Four

Council Member Ranae Bartlett
District Five

Council Member Karen Denzine
District Six

Council Member John Seifert
District Seven

Concur:

Paul Finley, Mayor

Attest:

Lisa D. Thomas
City Clerk-Treasurer

Kerri Sulyma
Recording Secretary