



**MINUTES NO. 2025-01-SP  
SPECIAL CALLED MEETING OF THE CITY COUNCIL  
OF THE CITY OF MADISON, ALABAMA  
May 16, 2025**

The Madison City Council met for a Special Called Meeting on Friday, May 16, 2025, at 12:00 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 12:01p.m. by Council President John Seifert.

The following elected governing officials were in attendance

Mayor Paul Finley	Absent
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, Executive Assistant to the City Clerk-Treasurer Myranda Staples, Assistant City Attorney Tim McFalls, Director of Human Resources Kelli Bracci, Facilities & Grounds Director Gerald Smith, Information Technology Director Chris White, Information Technology Support Technician Michelle Parker, Economic and External Affairs Officer Traci Gillespie, Director of Development Services Mary Beth Broeren, Director of Engineering Michael Johnson, Director of Finance Roger Bellomy, Police Chief Johnny Gandy, Fire Chief Brandy Williams, Communications & External Affairs Officer Deidre Brisco, Communications & External Affairs Officer Samantha Magnuson, Deputy Revenue Officer Ivon Williams.

Public in attendance: Margi Daly, Bebe Oetjen, Richard Sokolosky, John Roby, Billie Goodson, Shannon Fisher, Bernadette Mayer, Opie Balch, Ben Matthew.

**AMENDMENTS TO AGENDA**

Council President John Seifert requested the following amendments to the agenda:

**RESOLUTION NO 2025-168-R: AUTHORIZING EXPENITURE FROM COUNCIL  
SPECIAL PROJECTS FUND FOR EROSION MITIGATION AT PALMER PARK ALONG  
ROAD FRONTAGE NOT TO EXCEED \$7,500**  
**RESOLUTION NO. 2025-169-R: AUTHORIZING EXPENDITURE FROM COUNCIL  
SPECIAL PROJECTS FUND FOR APPROPRIATION TO MADISON ARTS COUNCIL IN  
AN AMOUNT NOT TO EXCEED \$15,000**

**RESOLUTION NO. 2025-167-R: AUTHORIZING EXPENDITURE FROM COUNCIL SPECIAL PROJECTS FUND FOR A ONE TIME MOWING OF TOWN MADISON INTERCHANGE AND AREA AROUND TOYOTA FIELD TO BE PAID ON BEHALF OF TOWN MADISON COOPERATIVE**

Council President John Seifert presented Walk on Resolution, Resolution No 2025-168-R:

**RESOLUTION NO 2025-168-R: AUTHORIZING EXPENITURE FROM COUNCIL SPECIAL PROJECTS FUND FOR EROSION MITIGATION AT PALMER PARK ALONG ROAD FRONTAGE NOT TO EXCEED \$7,500**

Council Member Wroblewski moved to approve Resolution No. 2025-168-R. Council Member Shaw seconded. The vote was taken and recorded as follows:

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

Council Member Connie Spears asked if this was the ditch that is at the entrance to Palmer Park. Council President Seifert confirmed that it is the ditch at the entrance of Palmer Park. Public Works will work on the project.

**RESOLUTION NO. 2025-169-R: AUTHORIZING EXPENDITURE FROM COUNCIL SPECIAL PROJECTS FUND FOR APPROPRIATION TO MADISON ARTS COUNCIL IN AN AMOUNT NOT TO EXCEED \$15,000**

Council Member Shaw moved to approve Resolution No. 2025-169-R. Council Member Spears seconded. The vote was taken and recorded as follows:

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

Motion carried

**RESOLUTION NO. 2025-167-R: AUTHORIZING EXPENDITURE FROM COUNCIL SPECIAL PROJECTS FUND FOR A ONE TIME MOWING OF TOWN MADISON INTERCHANGE AND AREA AROUND TOYOTA FIELD TO BE PAID ON BEHALF OF TOWN MADISON COOPERATIVE**

Council Member Shaw moved to approve Resolution No. 2025-167-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried

Council Member Teddy Powell asked if this project could be extended if needed. Council President Seifert replied that they would be meeting on Tuesday, and it is expected that the project will be completed.

**RESOLUTION NO. 2025-152-R: AWARDING BID NO. 2025-008-ITB FOR TOYOTA FIELD BUILDING SITE WORK TO SOUTHEASTERN CONSTRUCTION PARTNERS, LLC, IN THE AMOUNT OF \$818,258.52 (TO BE PAID FROM MULTI-USE VENUE MAINTENANCE FUND)**

Facilities & Grounds Director Gerald Smith presented data on options for Toyota Field Building site work.

- Option One: conversion of the maintenance building into the visitor locker room. A new maintenance building will be built on site.
  - Total Cost: \$6,796,947.00
  - Alternatives for Option One Total Cost: \$1,814,512.00
  - September 2025 for construction drawings
  - Around ten months to construct once through the bid process
  - Completed around September of 2026

Council Member John Seifert commented that we have a deadline of April 2026 to be compliant. A 60-day cure period occurs after the deadline.

Council Member Teddy Powell commented that would put the cure period to June 2026. He also commented that Option one would not be within the time frame.

Facilities & Grounds Director Gerald Smith commented that escalation costs have been built into Option one.

Council Member Teddy Powell asked Facilities & Grounds Director Gerald Smith if Option one is feasible with the time constraints in place.

- Option Two: new construction, one level building.
  - Total Cost: \$6,913,537.00
  - Alternatives for Option Two Total Cost: \$7,998,772.00
  - Construction drawings by May 30, 2025
  - Five months for demo
  - Around eight months to construct

- August 1, 2025, to build building, General Contractor can get submittals, supplies ordered and be ready to start
- Completion date around June of 2026

Council Member John Seifert asked Facilities & Grounds Director Gerald Smith to provide background on previous history with numbers for Option Two.

Facilities & Grounds Director Gerald Smith commented that the City first got pricing from Turner Construction in May of 2023. There were two options discussed at the time: a one-level option and a four-level option.

Level One:

- Turner Construction gave pricing May 2023
- Hoar Construction February 2024
- Hoar Construction October 2024

Council Member Teddy Powell inquired if there were built in adjustments for rain delays and sub-contractor delays for the June 2026 date?

Facilities & Grounds Director Gerald Smith responded that there are 87 built-in delay days.

Council Member Teddy Powell expressed his relational concerns with Major League Baseball. He questioned why we wouldn't want to keep a good relationship with them.

Council Member Karen Denzine asked what other companies bid on the demolition?

Facilities & Grounds Director Gerald Smith responded that there was only one bidder.

Council Member Shaw moved to approve Resolution No. 2025-152-R. Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion carried

**RESOLUTION NO. 2025-154-R: APPROVING AUTHORIZATION TO BID & ENGAGEMENT OF GILBERT MCLAUGHLIN CASELLA ARCHITECTS FOR COMPLETION OF MLB COMPLIANCE PROJECT**

Council Member Shaw moved to approve Resolution No. 2025-154-R. Council Member Powell seconded.

Council President John Seifert asked if the City's Financial Advisor Rush Rice could present his findings.

Financial Advisor Rush Rice commented on the overall viability forecasting that BallCorp provided. What are the prospects of success of the project? He finds the forecasting by BallCorp to be quite sound and conservative. He feels the upside is very high for the city and for BallCorp. He characterized BallCorp as a credit tenant. This is a landlord tenant process. When gauging the safety margin, he feels it would be a high margin of safety.

Council Member Greg Shaw asked Mark Holland from BallCorp how ticket sales, concession sales, and season ticket holder sales were trending?

Mark Holland from BallCorp replied that attendance has been up marginally. Concession sales are slightly up from last year.

Council Member Ranae Barlett asked Mark Holland if BallCorp would sign an agreement for a Security deposit or a bond?

Mark Holland from BallCorp replied that BallCorp is good and will pay their bills.

Council Member Ranae Barlett stated that until we have a lease with agreed upon terms, she thinks Option Two is the solid option.

Council Member Ranae Bartlett asked for an amendment to Resolution No. 2025-152-R. To stop work on Option One, move forward on Option Two, and delete the reference to Option Three. She asked Assistant City Attorney Tim McFalls if he could create a new Resolution that would continue the work on Option Three.

Council President John Seifert made a motion to amend Resolution No. 2025-154-R. Council Member Wroblewski seconded.

Voting on amending Resolution No. 2025-154-R. The vote was taken and recorded as follows:

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

Motion carried

**RESOLUTION NO. 2025-154-R: AUTHORIZING BID PROCESS FOR  
CONSTRUCTION OF SPLIT-LEVEL ADDITION TO TOYOTA FIELD TO COMPLETE  
MLB COMPLIANCE PROJECT & AMENDING SCOPE OF ENGAGEMENT WITH  
GILBERT, MCLAUGHLIN, CASELLA ARCHITECTS**

Council Member Wroblewski moved to approve the amended Resolution No. 2025-154-R. Council Member Bartlett seconded. The vote was taken and recorded as follows:

Council Member Maura Wroblewski	Aye
Council Member Ranae Bartlett	Aye

Council Member John Seifert	Aye
Council Member Connie Spears	Aye
Council Member Teddy Powell	Nay
Council Member Greg Shaw	Nay
Council Member Karen Denzine	Aye

Motion carried

**RESOLUTION NO. 2025-170-R: AUTHORIZING BID PROCESS FOR  
CONTINUATION OF CONSTRUCTION DESIGN FOR FOUR-STORY  
ADDITION TO TOYOTA FIELD & AMENDING SCOPE OF ENGAGEMENT  
WITH GILBERT, MCLAUGHLIN, CASELLA ARCHITECTS**

Council Member Spears asked for clarity if this would only be for a construction drawing package?

Council President Seifert confirmed that is correct.

Council Member Shaw moved to approve the amended Resolution No. 2025-170-R.  
Council Member Powell seconded. The vote was taken and recorded as follows:

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

Motion did not pass

**ADJOURNMENT**

Having no further business to discuss Council Member Powell 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 2:45 p.m.

Minutes No. 2025-01-SP, dated May 16<sup>th</sup>, 2025, read, approved and adopted this 9<sup>th</sup> day of June 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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Lori Spaulding  
Recording Secretary