



**MINUTES NO. 2023-01-WS
PUBLIC WORK SESSION OF THE CITY COUNCIL
OF THE CITY OF MADISON, ALABAMA
January 11, 2022**

The Madison City Council met for a public work session on Wednesday, January 11, 2023, at 5:30 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 5:30 p.m. by Council President Ranae Bartlett.

The following elected governing 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	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, City Clerk Administrative Assistant Mari Bretz, City Attorney Brian Kilgore, Information Technology Support Technician Garrett Gillott, Fire Chief David Bailey, Police Chief Johnny Gandy, and Director of Development Services Mary Beth Broeren

IMPACT FEES DISCUSSION

Director of Development Services Mary Beth Broeren introduced Ben Griffin, Senior Fiscal/Economic Analyst from TischlerBise who had provided a virtual presentation on impact fees back in November during a council meeting. Director of Development Services Mary Beth Broeren advised that since that presentation back in November, minor changes to the fees were made, but nothing too substantial.

Mr. Griffin provided an overview of the residential impact fee report that was prepared. The report was developed to analyze the impacts of residential development on capital facilities and to calculate impact fees based on the analysis. The analysis looked at the demand of infrastructure based on growth over the next 10 years in the following infrastructure categories:

- Library
- Park and Recreation

Council members asked Mr. Griffin and Director of Development Services Mary Beth Broeren questions and had discussion in the following topics:

- Separation of fees for Library and Parks and Recreation
- Facility improvements (Pickleball)
- Adjusting of fees in the future
- Road impact fees
- Other cities who have impact fees
- Impact on approved and future projects
- Estimated impact fee revenue on grandfathered projects who receive credit for park/rec donation or facilities constructed versus those not grandfathered

After questions and discussion were completed, Council President Bartlett acknowledged that based on what she was hearing, the vast majority of the council does not want to consider any ordinance for impact fees. Council President Bartlett and the rest of Council thanked Mr. Griffin for coming to the meeting and answering all their questions.

Mayor Finley shared that the conversation on impact fees was valuable because it allowed him to understand how the current and previous council have managed growth in the areas of overburdening of schools and the infrastructure for roads and recreation. Mayor Finley expressed that each time that there are added housing units added that we need to focus on the added value to it. Mayor Finley shared that the growth policy of 3 acres might need to change a little bit based on things that have happened in the area.

Council Member Spears asked Director of Development Services Mary Beth Broeren, when there is discussion about updating the growth policy could she let her know what her opinion is changing the 3 acres policy and where she thinks it should be at.

MAJOR LEAGUE BASEBALL REQUIREMENTS FOR TOYOTA FIELD

Director of Development Services Mary Beth Broeren and BallCorps General Manager, Garrett Fahrmann shared how Major League Baseball has adopted new standards for minor league facilities. The new standards must be met, or the facility could be deemed non-compliant, and we could lose our affiliation with the Angels. An audit was conducted on our facility and the following improvements will need to be completed in the given phases to reach the new standards given by the start of the 2025 season.

	Improvements	Cost Estimate
Phase 1	<ul style="list-style-type: none"> • Lockers – add 2 to Home Clubhouse, add 2 to Visiting Clubhouse, add 2 to Visiting staff locker room • Commissary – add freezer and dishwasher to Home Clubhouse, create Visitor Clubhouse Commissary • Visitor Training Room – add desk and second whirlpool • Batting Cage Netting – raise height and repair • Dugouts – add anti-skid material to steps • Female facilities – rent temporary trailer • Internet – add dedicated primary and secondary line <p>Would achieve point compliance through 2024</p>	<p>\$100,000 + temp trailer rental (\$50,000) + plan preparation</p> <p>Ballcorps’ operations</p>

Phase 2	<ul style="list-style-type: none"> • New Visitor Clubhouse <ul style="list-style-type: none"> ○ On Concourse or by Outfield/Bull Pens • Relocate & expand weight room • Create permanent female facilities <p>Would achieve point compliance for start of 2025 season</p>	 <p>\$2.2 to \$2.5 M</p>
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After all discussion of the necessary improvements needed for Toyota Field, Director of Development Services Mary Beth Broeren asked council if they can get a yes to move forward with a resolution for the general list of improvement not to exceed \$300,000. Council President Bartlett responded yes.

GOVERNANCE TRANSITION UPDATE

Council President Bartlett reminded everyone that at the last council meeting they were informed that the petition signatures have been submitted for validation and that under the statute there are certain deadlines that must be met. Council President Bartlett has asked City Attorney Brian Kilgore to brief everyone on the timeline.

City Attorney Brian Kilgore shared the following information regarding the timeline:

On January 4th, 2023 the petitions were submitted to the Probate Judges. The Probate Judges will have until January 19th, 2023 to verify the signatures. If there are not enough signatures, petitioners can resubmit to Probate Judges unlimited times until verified threshold number of signatures are met. If there are enough signatures, the Mayor has to issue a Proclamation setting the date of a Special Election ten days after the Probate Certification. A resolution will need to be adopted to designate the number of members and the ballot language. The election must be held no less than 40 days or no more than 90 days after the Mayor received certification. If the majority vote yes, the Mayor will have 5 days to send a “Certification of Adoption” to the Governor, Secretary of State, and Probate Judges. The City will then need to pass an ordinance to adopt the new form of government and consultants will need to be directed to propose a plan for redistricting. The new form of government will not be effective until November 2025 when Council and Mayor take office.

After a brief discussion and questions were answered, Council President Bartlett shared that she had asked Mayor Finley to share a presentation that showed the Mayor’s duties and the functions of the Mayor’s office to help understand what would be divided.

Once Mayor Finley completed his part of the presentation, Council President Bartlett continued by discussing the following questions that the community has had about the Council-Manager Form of Government.

- What are the qualification for a City Manager?
- What would be the role of the Mayor?
- What would the salary of the City Manager and Mayor be?

After discussion of the community questions was completed, Council President Bartlett asked the council members to let her know if the proposed future work session dates were going to work for all and reminded them that the February work session will be held on the Wednesday, February 22nd. Council Member Denzine asked if it would matter that the 22nd is

on Ash Wednesday. Council President Bartlett and Mayor Finley would look into moving it to the previous week.

ADJOURNMENT

Having no further business to discuss, the work session adjourned at 7:56 p.m.

Minutes No. 2023-01-WS, dated January 11th, 2023, read, approved and adopted this 23rd day of January 2023.

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

Mari Bretz
Recording Secretary